

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	
Current	Target
Energy Efficiency Rating Legend	
Very energy efficient - low running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Very energy inefficient - high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Target
Environmental Impact (CO ₂) Rating Legend	
Very energy efficient - low CO ₂ emissions	
A (102 g/kWh)	
B (91-101 g/kWh)	
C (81-90 g/kWh)	
D (71-80 g/kWh)	
E (61-70 g/kWh)	
F (51-60 g/kWh)	
G (41-50 g/kWh)	
Very energy inefficient - high CO ₂ emissions	
EU Directive 2002/91/EC	



2 Forest Road
Coleford GL16 7QH

£265,000

This THREE-BEDROOM SEMI-DETACHED HOUSE offers AMPLE OFF-ROAD PARKING and presents an EXCITING OPPORTUNITY for FURTHER IMPROVEMENT and MODERNIZATION. There is potential for side extension with the relevant planning permissions. Enjoy the LOVELY CONSERVATORY that overlooks the REAR GARDEN, CREATING a PERFECT SPACE for RELAXATION. Located in the HIGHLY SOUGHT-AFTER area of Forest Road, properties in this cul-de-sac are RARELY AVAILABLE. This home is also being sold with NO ONWARD CHAIN.

Mile End is located just outside of the historic market town of Coleford in the delightful Forest of Dean. Coleford is well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Banks, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling with further education, Leisure Centre (at the college campus) and two separate Golf Courses.



Property is accessed via a partly glazed upvc frosted door into:

ENTRANCE HALLWAY

Cupboard space with hanging and shelving options, stairs to first floor landing, radiator, power points. Door giving access into:

LOUNGE

10'11 x 11'08 (3.33m x 3.56m)

Front aspect bay double glazed upvc window, power points, TV point, gas fireplace with surround, rear aspect wooden doors giving access into the dining room.

From the Entrance Hallway, door giving access into:

KITCHEN

6'09 x 11'04 (2.06m x 3.45m)

Range of wall, drawer and base mounted units, side aspect double glazed upvc window, built in oven, four gas ring hob, space for washing machine, stainless steel one and a half bowl single drainer sink unit with tap over, power points, Worcester combination boiler, rear aspect wooden door giving access into Sun Room, door which gives access into cupboard/under stairs larder which has space for an under counter fridge freezer, side aspect single glazed frosted wooden window, power points, fuse box. Door giving access into:

DINING ROOM

10'11 x 10'10 (3.33m x 3.30m)

Radiator, power points, rear aspect upvc double glazed sliding doors giving access into:

SUN ROOM

13'09 x 7'08 (4.19m x 2.34m)

Rear aspect wooden single glazed windows, rear and side aspect wooden double doors which give access out to the garden, power points, wooden door which gives access into large cupboard space which has power and lighting, wooden door which gives access into:

CLOAKROOM

3'00 x 5'00 (0.91m x 1.52m)

Side aspect frosted wooden single glazed window, close coupled wc, water tap.

From the Entrance Hallway, stairs giving access to first floor landing.

FIRST FLOOR LANDING

Side aspect double glazed upvc frosted window, loft access space, airing cupboard space which has shelving options, doors giving access into all rooms.

BEDROOM ONE

11'00 x 11'07 (3.35m x 3.53m)

Front aspect double glazed upvc window, radiator, power points, built in cupboard space.

BEDROOM TWO

11'06 x 11'00 (3.51m x 3.35m)

Rear aspect double glazed upvc window, radiator, power points, several built in wardrobe spaces.

BEDROOM THREE

6'11 x 6'10 (2.11m x 2.08m)

Side aspect double glazed upvc window, radiator, power points.

BATHROOM

6'10 x 5'04 (2.08m x 1.63m)

Rear aspect double glazed upvc frosted window, walk in shower with electric shower over, vanity wash hand basin unit with mixer taps over, heated towel rail, close coupled wc.

OUTSIDE

To the front of the property there is off road parking for several cars, laid to lawn area which could be made to create a larger parking area if needed, accessed via five bar gate, surrounded by picket fencing.

There is a large side access which has a garden shed and a gate leading to the rear garden which has a small laid to lawn area, several flower boarders, large patio slabbed area, all surrounded by fencing.

GARAGE

Accessed via manual door.

SERVICES

Mains Water, Electricity and Drainage, Gas Heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - rates to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford town centre proceed to the traffic lights turning onto Gloucester Road, continue to the top of Gloucester Road passing Forest Hills Golf Club, turn left at the cross roads into Woodgate Road, follow the road along until you get to Forest Road which is located on the right hand side, where the property can be found on your right hand side via our 'For Sale' board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

