



65 Lawdley Road  
Coleford GL16 8SA



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 65 Lawdley Road

## Coleford GL16 8SA

£370,000

**VERY WELL PRESENTED FOUR-BEDROOM DETACHED HOUSE SITUATED IN A POPULAR DEVELOPMENT WITH FAR REACHING VIEWS AND CLOSE TO THE TOWN CENTRE. SPACIOUS LIVING ACCOMMODATION, AMPLE PARKING FOR THREE CARS, GARAGE AND A LOW MAINTENANCE ENCLOSED GARDEN.**

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The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. 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, Bank, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses.



Accessed via double glazed frosted door into:

### **ENTRANCE HALL**

Power points, BT point, radiator, understairs storage cupboard, stairs to first floor landing, front aspect upvc double glazed frosted glass window, door into:

### **LOUNGE**

15'02 12'0 (4.62m 3.66m)

Radiators, power points, BT point, TV point, internet point, front aspect upvc double glazed bay window.

### **STUDY**

9'02 x 6'06 (2.79m x 1.98m)

Radiator, power points, TV point, BT point, front and side aspect upvc double glazed windows, soundproofed with fire door.

### **CLOAKROOM**

WC, wash hand basin with tiled splashbacks, extractor fan, radiator.

### **KITCHEN**

15'02 x 9'11 (4.62m x 3.02m)

Range of fitted wall, base and drawer units, worktop, one and a half bowl single drainer stainless steel sink unit with mixer tap over, built-in Hotpoint electric oven with four ring electric hob and cooker hood above, gas point also, integral dishwasher, space for two fridge freezers, power points, partly tiled walls, radiator, breakfast bar, side aspect upvc double glazed window, rear aspect double glazed door leading out to the garden. Door into:

### **UTILITY ROOM**

6'06 x 5'09 (1.98m x 1.75m)

Wall and base units, worktop, stainless steel single drainer sink unit with mixer tap over, wall mounted gas fired central heating boiler, space for washing machine and tumble dryer, extractor fan, shelving, side aspect upvc double glazed window.





## **DINING ROOM**

**9'05 x 9'03 (2.87m x 2.82m)**

Radiator, power points, TV point, double glazed glass roof, two rear aspect upvc double glazed windows. Upvc double glazed patio doors leading out to the garden.

FROM THE ENTRANCE HALL, STAIRS LEAD TO FIRST FLOOR LANDING

## **FIRST FLOOR LANDING**

Power points, airing cupboard housing the solar hot water tank. Door into:

## **BEDROOM ONE**

**12'0 x 10'03 (3.66m x 3.12m)**

Radiator, power points, TV point, access to loft space, extensive range of fitted wardrobes with hanging rails and shelving, front aspect upvc double glazed window. Door into:

## **EN-SUITE SHOWER ROOM**

Corner shower cubicle with mains shower attachment and tiled surrounds, WC, wash hand basin with tiled splash backs, radiator, shaver point, extractor fan, rear aspect upvc double glazed frosted glass window.

## **BEDROOM TWO**

**13'05 x 8'04 (4.09m x 2.54m)**

Radiator, power points, TV point, front aspect upvc double glazed window.

## **BEDROOM THREE**

**10'05 x 8'08 (3.18m x 2.64m)**

Radiator power points, rear aspect upvc double glazed window.

## **BEDROOM FOUR**

**10'03 x 6'03 (3.12m x 1.91m)**

Radiator, power points, telephone point, ethernet downlink to the lounge, rear aspect upvc double glazed window.

## **BATHROOM**

White suite comprising panelled bath with shower attachment over, close coupled W.C, pedestal wash hand basin with tiled splash backs, radiator, side aspect upvc double glazed frosted glass window.



## OUTSIDE

To the front of the property a double driveway provides off road parking for several vehicles which in turn leads to the garage. Further driveway to the left hand side of the property.

## GARAGE

16'11 x 9'0 (5.16m x 2.74m)

Power and lighting, Side aspect upvc double glazed frosted glass door leading out to the garden.

## REAR GARDENS

Paved patio and seating area, steps to decking which leads to an all weather Astroturf lawn area, raised flower borders, outside lights, outside power points, outside tap, all enclosed by fencing surround with gates to both sides of the property.

## SERVICES

Mains electric, mains gas, mains water and drainage. Solar Water Heating

## WATER RATES

Severn Trent - Rates TBC

## LOCAL AUTHORITY

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

## TENURE

Freehold

## VIEWING

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

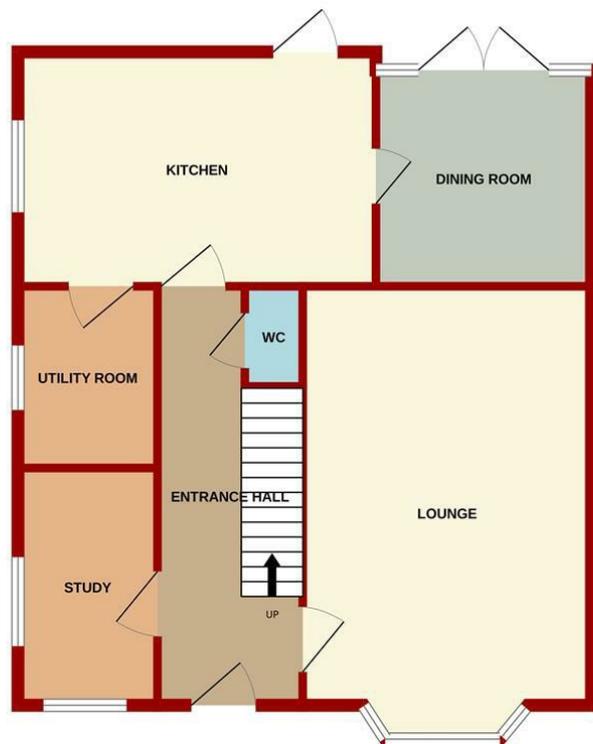
From Coleford town centre proceed up the High Street passing the cinema and continue straight over at the mini roundabout. Take the next turning right into Hampshire Gardens and continue along to the end into Lawdley Road. Follow the road around to the left where the property can be found on the left hand side via our for sale board.

## PROPERTY SURVEYS

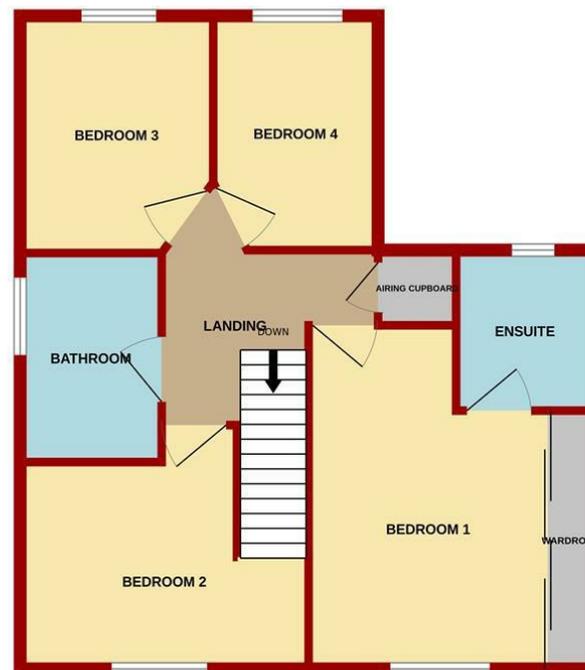
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	84	93
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | [coleford@stevegooch.co.uk](mailto:coleford@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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