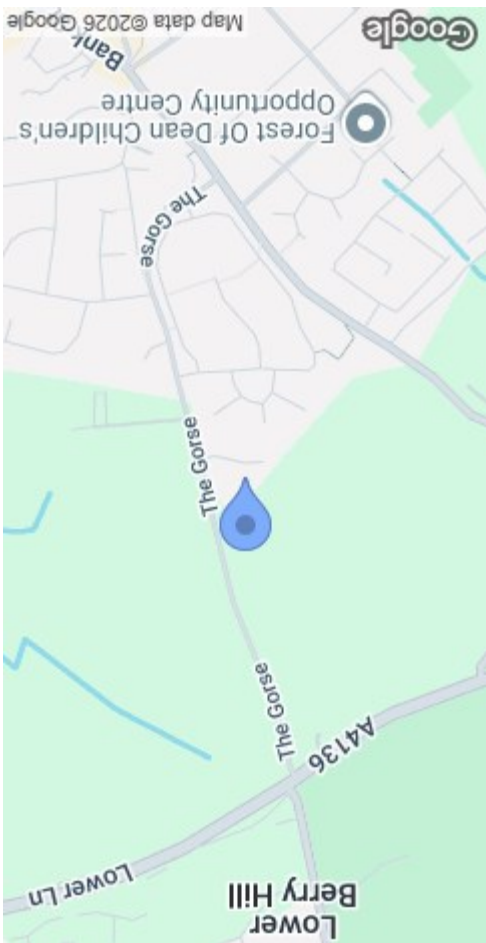




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environmental Impact (CO <sub>2</sub> ) Rating
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-54) G (1-20)	 A (1-10) B (11-20) C (21-30) D (31-40) E (41-50) F (51-60) G (61-70)



**13 Lark Rise**  
**Coleford GL16 8EP**

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£265,000**

A WELL PRESENTED TWO / THREE BEDROOM SEMI DETACHED HOME situated in a POPULAR AND CONVENIENT RESIDENTIAL LOCATION on the outskirts of COLEFORD, enjoying EASY ACCESS TO LOCAL AMENITIES and WOODLAND WALKS. The property offers WELL PROPORTIONED ACCOMMODATION including a SPACIOUS LOUNGE with PATIO DOORS TO THE GARDEN, a VERSATILE DINING ROOM / BEDROOM THREE and a MODERN KITCHEN, complemented by OFF ROAD PARKING, GARAGE AND AN ENCLOSED REAR GARDEN ideal for ENTERTAINING.

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, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



Accessed via part upvc double glazed frosted glass door into:

**ENTRANCE HALL**

Stairs to first floor landing, porcelain tiled floor, power points, side aspect upvc double glazed frosted glass window.

**BATHROOM**

7'9 x 6'10 (2.36m x 2.08m)

Rear aspect upvc double glazed frosted glass window, porcelain tiled floor, WC, walk-in shower cubicle enclosed by glass frontage, heated towel rail, sink with taps over, extractor fan.

**LOUNGE**

16'0 x 10'1 (4.88m x 3.07m)

Rear aspect upvc double glazed patio doors leading to patio area, radiator, power point, TV point.

**DINING ROOM/ BEDROOM THREE**

13'3 x 9'0 (4.04m x 2.74m)

Front aspect upvc double glazed window, TV point, double radiator, power points.

**KITCHEN**

9'9 x 7'6 (2.97m x 2.29m)

Base, wall and drawer units, worktop, front aspect upvc double glazed window, space for washing machine, space for oven, space for fridge and dishwasher, Worcester combi boiler fitted August 2022, power points, single radiator.

**FIRST FLOOR LANDING**

Cupboard with single radiator, doors into:

**BEDROOM ONE**

13'8 x 10'2 (4.17m x 3.10m)

Rear aspect upvc double glazed window, radiator, power points, TV point, door into eaves storage space, inset ceiling spotlights.

**BEDROOM TWO**

7'9 x 7'6 (2.36m x 2.29m)

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

**OUTSIDE**

The front offers off road parking for several vehicles leading to the garage with up and over door, there is also a lawned area and a walled frontage.

The rear gardens offer a large patio area which would be ideal for entertaining leading to a lawned area with flower borders.

**GARAGE**

17'04 x 8'07 (5.28m x 2.62m)

With power and lighting.

**WORKSHOP**

8'04 x 7'08 (2.54m x 2.34m)

With power and lighting, personal door to garden.

**SERVICES**

Mains gas, mains electric, mains water and drainage. Full Fibre Internet is available.

**WATER RATES**

Severn Trent. The property is on a water meter.

**LOCAL AUTHORITY**

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

**TENURE**

Freehold.

**DIRECTIONS**

From Coleford town centre proceed to the traffic lights turning left onto Bank Street. Continue along here taking the second right signposted Berry Hill. Continue up the hill turning left into Lark Rise where the property can be located on the left hand side.

**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.

**PROPERTY SURVEYS**

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

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

