



6 Byrons Meadow  
Coleford GL16 8ER

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 6 Byrons Meadow Coleford GL16 8ER

£290,000

**A WELL-PRESENTED THREE-BEDROOM HOME offering FLEXIBLE ACCOMMODATION OVER THREE FLOORS, featuring A MODERN KITCHEN, EN SUITE TO MASTER BEDROOM, ENCLOSED REAR GARDEN and SITUATED WITHIN A POPULAR RESIDENTIAL LOCATION.**

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.



## ENTRANCE HALLWAY

The property is accessed via a partly double-glazed uPVC entrance door opening into a welcoming entrance hallway. Features include a radiator, power points, useful storage cupboard, stairs rising to the first floor and a door leading to the cloakroom.

## CLOAKROOM

Fitted with a WC and wash hand basin. Additional features include an extractor fan and a front-aspect double-glazed uPVC window.

## KITCHEN

**15'00 x 8'00 (4.57m x 2.44m)**

A modern fitted kitchen comprising a range of base and wall-mounted units with roll-edge work surfaces. Integrated appliances include an inset oven with hob and extractor hood over. There is space and plumbing for a dishwasher, washing machine and tumble dryer. Further benefits include inset ceiling spotlights, double radiator, front-aspect double-glazed uPVC window and a side-aspect double-glazed uPVC door providing access to the rear garden.



## LOUNGE

**18'05 x 10'09 (5.61m x 3.28m)**

A spacious reception room featuring an electric fire, power points and TV point. Rear-aspect double-glazed uPVC window and double-glazed uPVC French doors opening directly onto the rear garden, allowing for ample natural light.

## FIRST FLOOR LANDING

With inset ceiling spotlights, built-in storage cupboard and stairs rising to the second floor.

## BEDROOM ONE

**12'11 x 9'09 (3.94m x 2.97m)**

Featuring a built-in wardrobe, single radiator, power points and TV point. Dual aspect with front and side double-glazed uPVC windows. A door leads through to the en suite.





## EN-SUITE

Comprising a WC, wash hand basin and shower cubicle with mains-fed shower. Finished with inset ceiling spotlights, extractor fan, heated towel rail and a rear-aspect frosted double-glazed uPVC window.

## BEDROOM THREE

**14'02 x 11'07 (4.32m x 3.53m)**

A well-proportioned bedroom with single radiator, power points, TV point and a rear-aspect double-glazed uPVC window.

## FAMILY BATHROOM

A modern suite fitted with a panelled bath with shower, connected to mains, over, WC and wash hand basin. Additional features include a heated towel rail, extractor fan, inset ceiling spotlights and a rear-aspect double-glazed uPVC window.

## SECOND FLOOR LANDING

Providing access to the second-floor bedroom and loft storage space.

## BEDROOM TWO

**16'07 x 13'01 (5.05m x 3.99m)**

A generous bedroom featuring a single radiator, power points, TV point, access to loft storage and a rear-aspect double-glazed uPVC window.

## OUTSIDE

The property benefits from off-street parking for three vehicles to the front, along with gated side access to the rear garden.

To the rear, the enclosed garden offers a patio seating area, gravelled pathways and a lawned section, ideal for outdoor dining and entertaining. Side access is provided via the kitchen

## SERVICES

Mains Gas, Electricity, Water and Drainage.

## 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 advised.

## LOCAL AUTHORITY

Council Tax Band: B

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 our Coleford office, head up to the main high street and go straight over at the roundabout onto Cinder Hill. Continue along this road onto High Nash. At the top of hill, turn left continuing onto High Nash (via our direction for sale board) and then a right turning into Byrons Meadow. The property can be found 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)

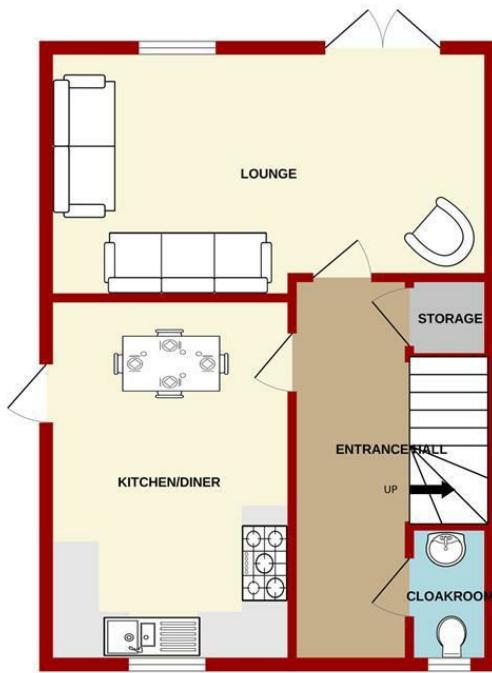
## AWAITING VENDOR APPROVAL

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

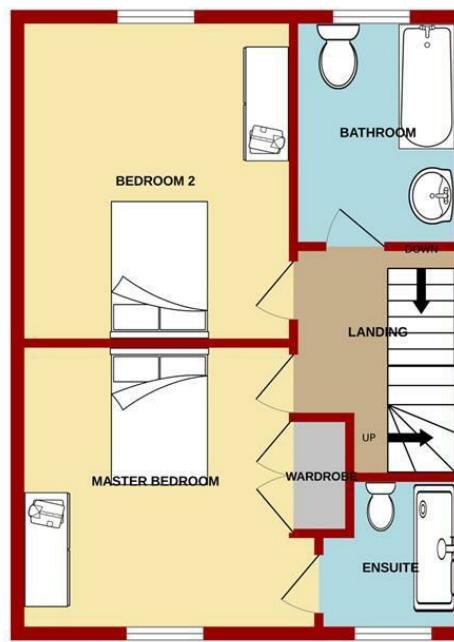




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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#### 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	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



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