

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.

Figure 1: Comparison of the environmental impact of the UK and Wales

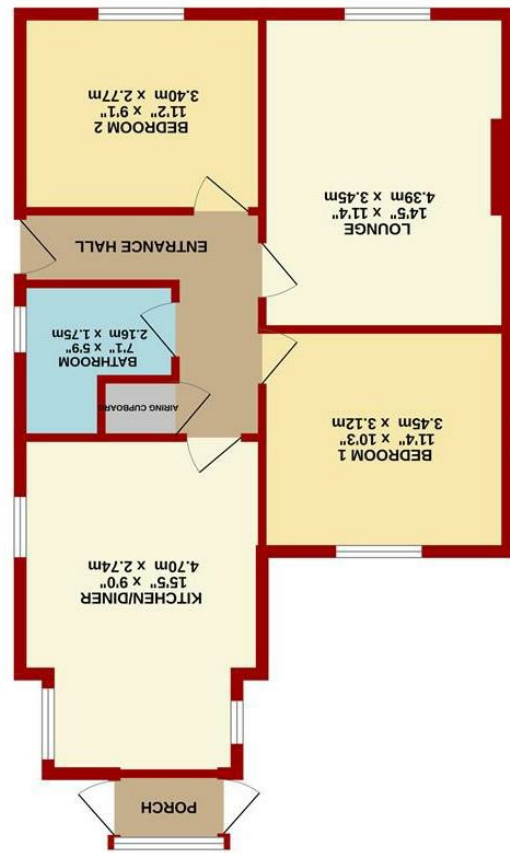
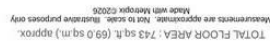
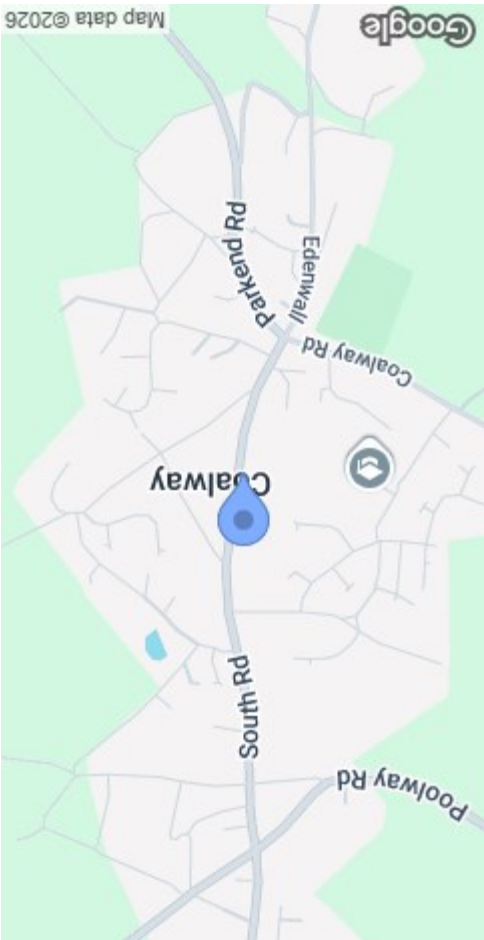
The figure consists of two horizontal bar charts. The left chart shows the Environmental Impact (CO2) Rating for the UK and Wales, with the UK at 85 and Wales at 67. The right chart shows the Energy Efficiency Rating for the UK and Wales, with the UK at 85 and Wales at 67. Both charts include a legend for the rating scale from 1 to 10.

Environmental Impact (CO2) Rating

Country	Rating
United Kingdom	85
Wales	67

Energy Efficiency Rating

Country	Rating
United Kingdom	85
Wales	67



GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



14 Bayberry Place
Coalway, Coleford GL16 7HZ

£239,950

A SPACIOUS TWO-BEDROOM DETACHED BUNGALOW WITH DRIVEWAY PARKING, GARAGE, LOW-MAINTENANCE GARDEN, SITUATED IN A HIGHLY SOUGHT-AFTER VILLAGE LOCATION. ALL BEING SOLD WITH NO ONWARD CHAIN.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public House, Post Office, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



ENTRANCE HALLWAY

Accessed via a UPVC double-glazed entrance door, the hallway comprises a radiator, power points, loft access, and an airing cupboard housing the hot water tank.

LOUNGE

14'05 x 11'04 (4.39m x 3.45m)

A bright and spacious reception room featuring a fireplace with stone surround provides an attractive feature point, with space for an electric fire. UPVC double-glazed bay window to the front aspect, radiator, and power points.

KITCHEN/DINING ROOM

15'05 x 9'00 (4.70m x 2.74m)

Fitted with a range of grey base, wall, and drawer-mounted units with roll-top work surfaces. Light wood laminate flooring throughout. Features include a one-and-a-half bowl sink with drainer and mixer tap, induction hob, integrated oven and grill, and integrated dishwasher. Additional benefits include space for fridge/freezer, wall-mounted gas-fired boiler housed within a cupboard, radiator, power points, and multiple uPVC double-glazed windows to the front and side aspects.

REAR PORCH

4'03 x 2'11 (1.30m x 0.89m)

A useful additional space with uPVC double-glazed doors providing access to both the front and rear of the property, ideal for coats and shoe storage.

BATHROOM

7'01 x 5'09 (2.16m x 1.75m)

A modern suite comprising a walk-in shower with grey tiled surround, vanity unit with wash hand basin, WC, and heated towel rail. Additional features include a frosted uPVC double-glazed window to the side aspect and extractor fan.

BEDROOM ONE

11'04 x 10'03 (3.45m x 3.12m)

A spacious double bedroom with radiator, power points, and a uPVC double-glazed window to the rear aspect overlooking the garden.

BEDROOM TWO

11'02 x 9'01 (3.40m x 2.77m)

A well-proportioned bedroom with radiator, power points, and a uPVC double-glazed bay window to the front aspect, overlooking the front garden.

GARAGE

19'07 x 10'10 (5.97m x 3.30m)

Accessed via an up and over door, power points, access to rear garden.

OUTSIDE

Front Garden

The front of the property features a stone gravelled seating area with space for potted plants and flowers, alongside mature borders. A driveway provides off-road parking for two vehicles and leads to the garage with an up-and-over door.

Side Garden

A pathway leads from the pavement to the main entrance, with additional planted borders containing mature shrubs and flowers to enjoy.

Rear Garden

The enclosed rear garden is designed for low maintenance, predominantly laid to gravel with raised borders for plants and flowers. A small pond adds a tranquil feature. The garden is enclosed by fencing and walling and provides access via a door to the garage.

SERVICES

Mains Water, Electricity, Drainage and Gas.

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: 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 and turn right signposted Lydney/Chepstow. Continue along turning left onto Lords Hill and continue to the crossroads. Turn left by the Eskimarket and proceed along where the property can be located along on the left hand side as indicated 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).

