



23 Forsdene Walk
Coleford GL16 7JZ



STEVE GOOCH
ESTATE AGENTS | EST 1985

23 Forsdene Walk

Coleford GL16 7JZ

£399,950

An IMMACULATE THREE-BEDROOM DETACHED BUNGALOW, having undergone a FULL RENOVATION, occupying a generous WRAPAROUND PLOT APPROACHING 1/5 OF AN ACRE, benefiting from a RECENTLY FITTED KITCHEN, TRIPLE GLAZING THROUGHOUT, INTEGRAL GARAGE, UTILITY ROOM, PRINCIPAL BEDROOM WITH EN-SUITE and TWO BEAUTIFUL CEDAR-CLAD OUTBUILDINGS.

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.

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ENTRANCE PORCH

Accessed via a double-glazed uPVC entrance door, with tiled flooring and part-glazed wooden door leading into the entrance hall.

ENTRANCE HALL

Having radiator, power points, skylight, double doors to coat storage cupboard and doors leading off to the main accommodation.

LOUNGE

17'06 x 13'09 (5.33m x 4.19m)

A spacious reception room with radiator, feature fire place with gas fire, power points, television point, coving and front and side aspect triple-glazed uPVC windows.

KITCHEN

13'10 x 13'09 (4.22m x 4.19m)

A recently fitted kitchen comprising a range of white high gloss base, wall and drawer mounted units with marble worktops, one and a half bowl single drainer sink unit with waste disposal/macerator, built-in fridge, freezer and dishwasher, four-ring electric hob, double oven, kick-space heater, pull-out larder cupboard, radiator, power points, appliance points, television point, coving and rear aspect triple-glazed uPVC window. Doorway leads through to the garage.

INTEGRAL GARAGE

20'00 x 9'09 (6.10m x 2.97m)

Accessed via an electric Hormann up and over door, with power points and double-glazed door to the rear.

UTILITY ROOM

5'09 x 3'00 (1.75m x 0.91m)

Having space and plumbing for washing machine, work surface, power point and space for shelving or to stack a tumble dryer.

BEDROOM ONE

15'09 x 9'08 (4.80m x 2.95m)

A generous principal bedroom with radiator, power points, television point, coving, built-in wardrobes with sliding doors and rear aspect triple-glazed uPVC window. Door to en-suite WC.





EN-SUITE WC

4'07 x 3'10 (1.40m x 1.17m)

Comprising low-level WC, vanity wash hand basin, part-tiled walls and extractor fan.

BEDROOM TWO

11'09 x 9'01 (3.58m x 2.77m)

Having radiator, power points, built-in wardrobes with sliding mirrored doors and front aspect triple-glazed tinted uPVC window.

BEDROOM THREE

9'05 x 7'04 (2.87m x 2.24m)

Having radiator, power points, coving, access to loft space via drop-down ladder and rear aspect triple-glazed uPVC window

BATHROOM

9'07 x 8'07 (2.92m x 2.62m)

A spacious bathroom suite comprising walk-in double shower enclosure with mains-fed shower, WC, bidet, vanity wash hand basin, tiled walls, radiator, heated towel rail and side aspect triple-glazed frosted uPVC window. Door to airing cupboard with towel radiator.

OUTSIDE

The property occupies a generous wraparound plot approaching 1/5 of an acre, with beautifully maintained gardens arranged around the bungalow. The grounds are mainly laid to lawn and are complemented by well-stocked flower beds, mature shrubs, established planting, patio seating areas, pathways, greenhouse and productive garden areas. Within the grounds are two attractive cedar-clad buildings, one currently used as a workshop and the other as a studio, both benefiting from power and lighting, offering excellent flexibility for hobbies, home working or additional storage.

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 Water - rates to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
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 the Coleford office proceed to the traffic lights and turn right signposted Lydney/Chepstow. Proceed up the hill and take the first left into Lords Hill. Continue up the hill which in turn leads into Coalway Road passing Bells golf course on the right hand side and follow the road to the cross roads. Turn left at the Eskimarket into New Road, then right into Old Road. Follow the road along and turn left into Forsdene Walk, then turn right where the property can be found on the left hand side.

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 (Coleford)

AWAITING VENDOR APPROVAL

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





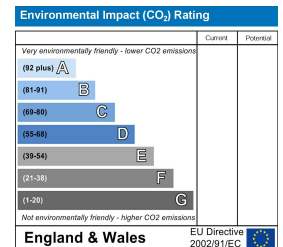
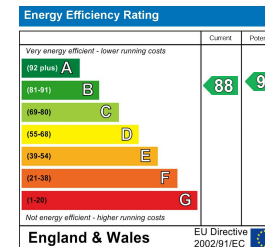
GROUND FLOOR



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.





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