



2 Battle Close  
Coleford GL16 8SF



STEVE GOOCH  
ESTATE AGENTS | EST 1985



**£325,000**

A VERY WELL PRESENTED THREE DOUBLE BEDROOM DETACHED HOME, BUILT IN 2012, occupying a QUIET AND TUCKED AWAY POSITION and offering GENEROUS OFF-ROAD PARKING, GARAGE, EN SUITE TO PRINCIPAL BEDROOM and a GARDEN OFFICE.

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

11'10 x 6'06 (3.61m x 1.98m)

Accessed via a composite front door. Featuring radiator, power points, front-facing double-glazed uPVC window and stairs rising to the first floor. Doorway leading to the cloakroom.

### CLOAKROOM

4'10 x 5'10 (1.47m x 1.78m)

Fitted with a white suite comprising low-level WC and pedestal wash hand basin. Radiator, extractor fan and door to understairs storage cupboard.

### LOUNGE

11'09 x 17'00 (3.58m x 5.18m)

A spacious reception room with two radiators, power points and television point. Rear-facing double-glazed uPVC window overlooking the garden. Doorway leading through to the kitchen/diner.

### KITCHEN/ DINER

8'00 x 23'09 (2.44m x 7.24m)

Fitted with a range of base, wall and drawer-mounted units. Stainless steel single bowl sink with drainer and mixer tap, fitted oven with four-ring electric hob, stainless steel splashback and cooker hood. Space and plumbing for washing machine and dishwasher, and space for fridge/freezer. Part-tiled walls, power and appliance points, front-facing double-glazed uPVC window and a generous dining area with radiator, power points and double-glazed uPVC double doors opening onto the patio.

### FIRST FLOOR LANDING

With access to loft space via drop-down ladder (partially boarded), airing cupboard and doors to all bedrooms and family bathroom.

### BEDROOM ONE

11'03 x 14'03 (3.43m x 4.34m)

A generous double bedroom featuring radiator, power points, built-in wardrobes with triple sliding mirrored doors and rear-facing double-glazed uPVC window. Door leading to the en suite.

### EN-SUITE

7'02 x 5'03 (2.18m x 1.60m)

Fitted with a white suite comprising double shower enclosure with tiled surround, low-level WC and pedestal wash hand basin with tiled splashback. Radiator and extractor fan.

### BEDROOM TWO

11'03 x 14'03 (3.43m x 4.34m)

Double bedroom with radiator, power points and front-facing double-glazed uPVC window.

### BEDROOM THREE

8'09 x 10'08 (2.67m x 3.25m)

A further double bedroom featuring radiator, power points and rear-facing double-glazed uPVC window.

### BATHROOM

6'09 x 6'03 (2.06m x 1.91m)

Fitted with a white suite comprising panelled bath with shower over, low-level WC and pedestal wash hand basin with tiled splashback. Radiator and front-facing double-glazed uPVC frosted window.

### OUTSIDE

To the front of the property is a driveway providing off-road parking for three vehicles, leading to the garage.

A paved pathway leads to the front garden, which is mainly laid to lawn with stone chipping areas and mature shrubs. Gated side access leads to the rear garden.

The rear garden is arranged over two tiers. The upper level is laid to patio and provides an ideal entertaining space, housing the garden office.

Steps lead down to the lower garden, which is predominantly laid to lawn with a cherry tree and enclosed by fencing.

### GARAGE

16'06 x 8'05 (5.03m x 2.57m)

Accessed via an up-and-over door and offering useful storage space.

### GARDEN OFFICE

7'05 x 5'09 (2.26m x 1.75m)

With power, lighting, double doors opening onto the patio and window overlooking the garden.

### SERVICES

Mains water, gas, electricity and drainage connected.

### 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 confirmed.

### 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 up the High Street and continue straight over the roundabout, proceed along Cinderhill, turn right onto Hampshire Gardens, continue on Lawdley road, turn left to stay on Lawdley road, turn right at Royal Gardens, turn right on to Battle Close where the property can be found on the left side via our for sale board.

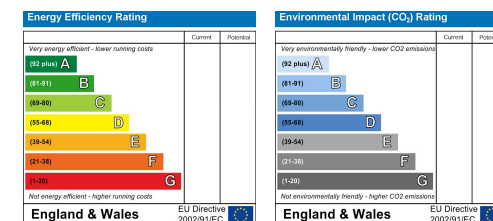
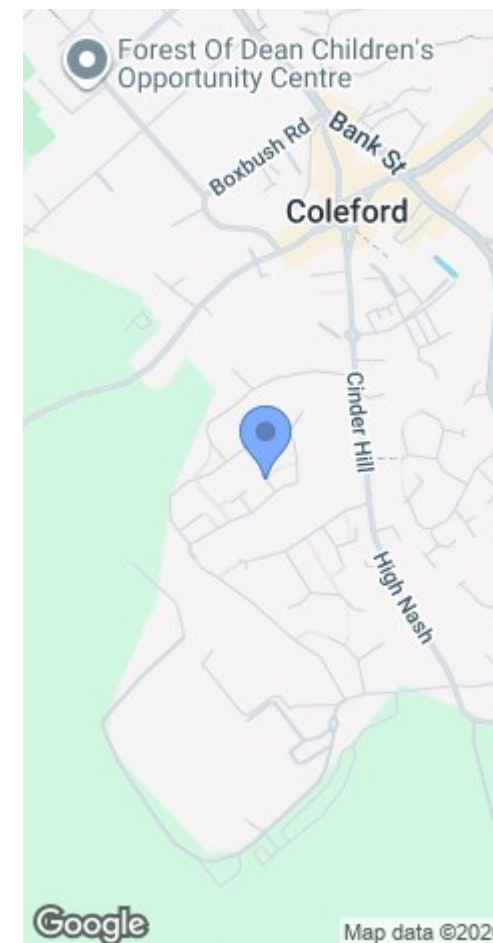
### PROPERTY SURVEYS

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

### AWAITING VENDOR APPROVAL

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





#### 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.



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

Residential Sales | Residential Lettings | Auctions | Surveys