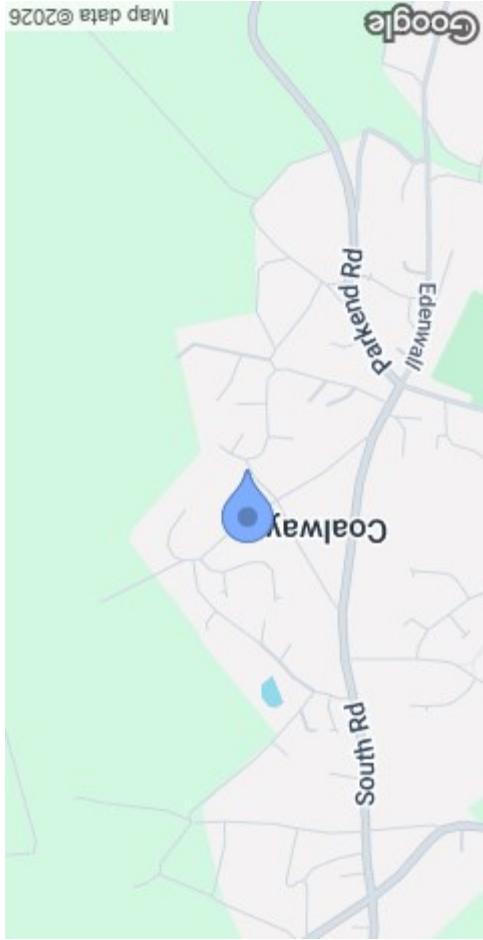
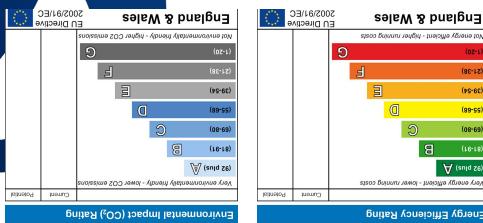
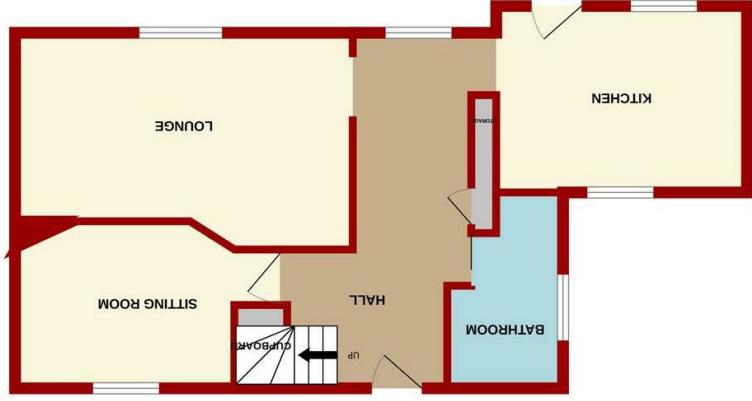


1 HIGH STREET, COLEFORD, GLOUCESTERSHIRE, GL16 8HA
 MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars to check the information given. The particulars do not constitute a contract or part of a contract. All measurements are approximate and not guaranteed to be in accordance with the terms shown in the sale. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and cannot be inferred that any items shown are included in the sale. Please note that 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 measurements are approximate and not to scale. 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 are approximate and not to scale. 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 cannot be inferred that any items shown are included in the sale.



1ST FLOOR 317 sq.ft. (29.4 sq.m.) approx.



GROUND FLOOR 573 sq.ft. (53.2 sq.m.) approx.

MISREPRESENTATION DISCLAIMER
 Measurements are approximate. Not to scale. Illustrative purposes only.
 TOTAL FLOOR AREA: 899 sq.ft. (82.6 sq.m.) approx.



4 The Purples
 Coalway, Coleford GL16 7JL

 STEVE GOOCH
 ESTATE AGENTS | EST 1985

£295,000

SET IN A RARELY AVAILABLE POSITION, JUST A STONES THROW FROM THE WOODS, A CHARACTERFUL THREE-BEDROOM SEMI-DETACHED HOME offering TWO RECEPTION ROOMS, FEATURE LOG BURNER, MODERN BATHROOM, OFF-ROAD PARKING FOR TWO VEHICLES and a LARGE GARDEN BACKING ONTO WOODLAND, situated in a popular residential location.

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

8'03 x 10'07 (2.51m x 3.23m)

Accessed via a partially double-glazed uPVC door. Featuring wooden flooring, radiator, power points, telephone point, built-in storage cupboards and front-facing double-glazed uPVC window.

KITCHEN

12'06 x 9'04 (3.81m x 2.84m)

Fitted with a range of base, wall and drawer-mounted units with rolled-edge worktops. Stainless steel single bowl sink with drainer and mixer tap, integrated double oven and four-ring electric hob. Space and plumbing for washing machine and dishwasher and space for fridge/freezer. Part-tiled walls, radiator, power and appliance points, inset ceiling spotlights, access to loft space, front and rear-facing double-glazed uPVC windows and a front-facing double-glazed uPVC frosted door.

LOUNGE

16'10 x 10'10 (5.13m x 3.30m)

A welcoming reception room featuring wooden flooring, radiator, power points and television point. Feature fireplace with inset log-burning stove and front-facing double-glazed uPVC window.

REAR HALLWAY

11'01 x 10'03 (3.38m x 3.12m)

SITTING ROOM

10'09 x 11'02 (3.28m x 3.40m)

With wooden flooring, radiator, power points, television point and useful understairs storage cupboard. Rear-facing double-glazed uPVC window.

BATHROOM

5'07 x 9'09 (1.70m x 2.97m)

Accessed via a sliding door and fitted with a modern suite comprising freestanding bath, double shower enclosure with mains-fed shower and tiled surround, low-level WC and pedestal wash hand basin. Heated towel rail, tiled flooring, part-tiled walls and side-facing double-glazed uPVC frosted window.

FIRST FLOOR LANDING

Providing access to loft space, eaves storage cupboard and all first-floor accommodation.

BEDROOM ONE

9'06 x 15'03 (2.90m x 4.65m)

A generous double bedroom with radiator, power points, built-in wardrobes and front-facing double-glazed uPVC window.

BEDROOM TWO

8'06 x 9'01 (2.59m x 2.77m)

With power points and access via a sliding door to the airing cupboard housing the combi boiler.

BEDROOM THREE

6'05 x 7'08 (1.96m x 2.34m)

Featuring radiator, power points, built-in bed and front-facing double-glazed uPVC window.

OUTSIDE

To the front of the property is allocated off-road parking for two vehicles. Gated access leads to the front garden, which is predominantly laid to lawn and enclosed by fencing and hedging.

The rear garden is mainly laid to lawn and backs directly onto woodland, offering a pleasant outlook and a high degree of privacy.

SERVICES

Mains water, electricity, gas 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: A
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 towards the traffic lights and turn right onto Lords Hill. Turn left continuing along Lords Hill and then onto Coalway Road. Turn left onto New Road and then right onto Prosper Lane. Follow the road around onto Birch Park and continue along this road where the property can be found on the left hand 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.

AGENTS NOTE

Planning permission (now lapsed) was granted in May 2021 for a two storey side extension. Details can be found on the Forest of Dean District Council website. Planning reference: P0152/21/FUL