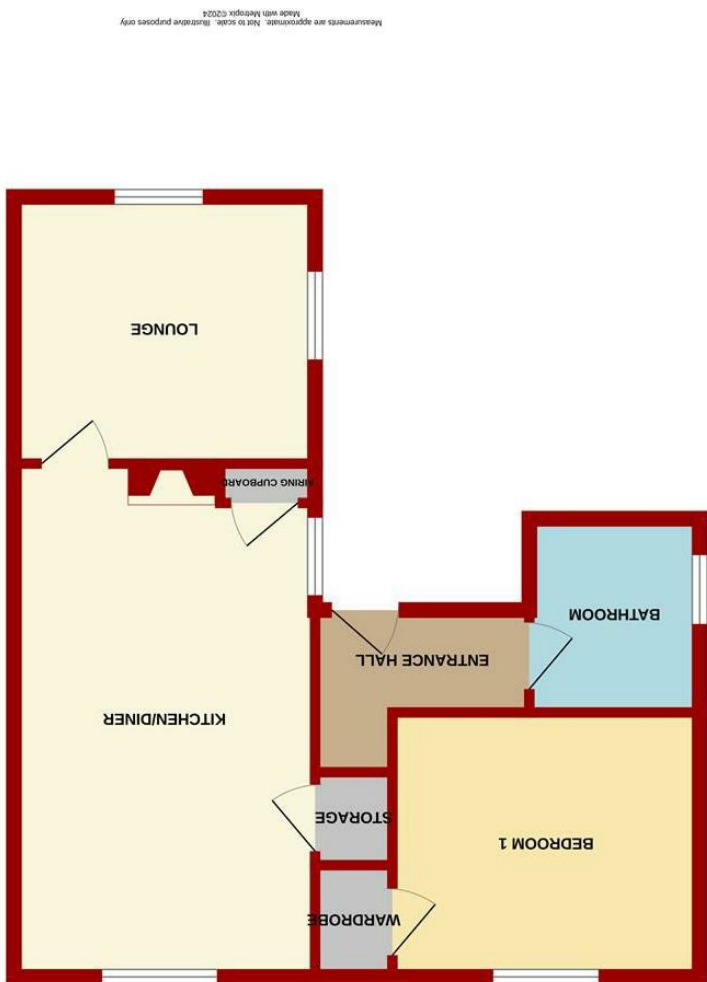




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m² (new energy cost)</td></tr> <tr><td>B</td><td>48-55 kWh/m²</td></tr> <tr><td>C</td><td>56-63 kWh/m²</td></tr> <tr><td>D</td><td>64-77 kWh/m²</td></tr> <tr><td>E</td><td>78-92 kWh/m²</td></tr> <tr><td>F</td><td>93-120 kWh/m²</td></tr> <tr><td>G</td><td>121-150 kWh/m²</td></tr> </table>	A	39-47 kWh/m ² (new energy cost)	B	48-55 kWh/m ²	C	56-63 kWh/m ²	D	64-77 kWh/m ²	E	78-92 kWh/m ²	F	93-120 kWh/m ²	G	121-150 kWh/m ²	<table border="1"> <tr><td>A</td><td>1-10 g/kWh</td></tr> <tr><td>B</td><td>11-15 g/kWh</td></tr> <tr><td>C</td><td>16-20 g/kWh</td></tr> <tr><td>D</td><td>21-25 g/kWh</td></tr> <tr><td>E</td><td>26-30 g/kWh</td></tr> <tr><td>F</td><td>31-35 g/kWh</td></tr> <tr><td>G</td><td>36-40 g/kWh</td></tr> </table>	A	1-10 g/kWh	B	11-15 g/kWh	C	16-20 g/kWh	D	21-25 g/kWh	E	26-30 g/kWh	F	31-35 g/kWh	G	36-40 g/kWh
A	39-47 kWh/m ² (new energy cost)																												
B	48-55 kWh/m ²																												
C	56-63 kWh/m ²																												
D	64-77 kWh/m ²																												
E	78-92 kWh/m ²																												
F	93-120 kWh/m ²																												
G	121-150 kWh/m ²																												
A	1-10 g/kWh																												
B	11-15 g/kWh																												
C	16-20 g/kWh																												
D	21-25 g/kWh																												
E	26-30 g/kWh																												
F	31-35 g/kWh																												
G	36-40 g/kWh																												



GROUND FLOOR



The Bungalow Brecon Way
 Edge End, Coleford GL16 7EW

£240,000

DETACHED ONE BEDROOM BUNGALOW IN A POPULAR SEMI-RURAL LOCATION, WITH PANORAMIC VIEWS, LOW MAINTENANCE GARDEN, GARAGE, OPEN PLAN KITCHEN/DINER AND GREAT ACCESS TO WOODLAND WALKS, ALL BEING OFFERED WITH NO ONWARD CHAIN.

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.



The property is accessed via a upvc double glazed door into:

ENTRANCE HALLWAY

Radiator, hanging space for coats, access to loft space, Door into:

KITCHEN/DINER

17'08 x 11'00 (5.38m x 3.35m)

Range of base, wall and drawer mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit, space and plumbing for washing machine, space for cooker with extractor fan above, door into a pantry, space for dining table and chairs, radiator, feature fireplace, airing cupboard housing the wall mounted Worcester combi boiler, side and rear aspect upvc double glazed window.

LOUNGE

11'07 x 11'03 (3.53m x 3.43m)

Radiator, power points, front and side double glazed windows, front window enjoys panoramic views over the surrounding landscape.

BEDROOM 1

11'11 x 9'11 (3.63m x 3.02m)

Built in wardrobe, radiator, power points, rear aspect double glazed upvc window.

BATHROOM

11'11 x 9'11 (3.63m x 3.02m)

White suite comprising panelled bath with shower attachment over, vanity wash hand basin, low level W.C, side aspect upvc double glazed window.

OUTSIDE

To the front of the property you have off road parking and access into the detached garage. Steps then lead up towards the front door of the house, prior to reaching the front door, another door leads to the basement/store room.

The garden is low maintenance and sits predominantly to the front of the plot with a large patio seating area and gravelled garden, all taking in the panoramic views.

SERVICES

Mains gas, mains water, mains electric, mains 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

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 Coleford town centre proceed to the traffic lights and continue straight over into Gloucester Road. Proceed along out of the town passing Forest Hill Golf Club, continue straight over the crossroads and proceed along for approximately 1.5 miles until reaching the T junction. Turn left then immediately right into Hoarthorn Road and proceed down the hill taking the first left hand turning 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.

