



34 Woodgate Road
Coleford GL16 7QJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Coleford GL16 7QJ

£350,000

A BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS DETACHED BUNGALOW offering TWO/THREE BEDROOMS, a RECENTLY REFITTED KITCHEN/DINER and MODERN SHOWER ROOM, together with a conservatory and utility room providing flexible living space. Occupying a generous plot with BEAUTIFULLY LANDSCAPED GARDENS, a LARGE WORKSHOP WITH POWER AND LIGHTING, DRIVEWAY PARKING and attractive sandstone seating areas, this is a superb home combining comfort, practicality and outdoor enjoyment.

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 HALL

5'11 x 7'9 (1.80m x 2.36m)

Accessed via a UPVC double glazed entrance door. Wood-effect flooring, radiator, power points, loft access and doors leading to the principal accommodation.

KITCHEN/DINER

8'11 x 19'7 (2.72m x 5.97m)

A recently refitted kitchen comprising a range of base, wall and drawer mounted units with marble-effect worktops. One and a half bowl ceramic sink unit with mixer tap and water filter tap. Integrated oven, microwave, dishwasher and four-ring induction hob with cooker hood above, cupboard housing the combi boiler, inset ceiling spotlights and feature lighting. Rear aspect UPVC double glazed window to the kitchen area and side aspect UPVC double glazed window to the dining area. Wall-mounted column radiator, ample space for dining table and chairs and sliding UPVC double glazed doors leading to:

CONSERVATORY

9'7 x 8'11 (2.92m x 2.72m)

Tiled flooring, wall-mounted column radiator, power points, side and rear aspect UPVC double glazed windows and UPVC double glazed door providing access to the rear garden.

LOUNGE

15'11 x 10'11 (4.85m x 3.33m)

Feature fireplace with inset living flame effect fire, radiator, power points, television point, picture rail and front aspect UPVC double glazed window.

BEDROOM ONE

12'0 x 11'10 (3.66m x 3.61m)

Radiator, power points, picture rail and front aspect UPVC double glazed window.

BEDROOM TWO

12'0 x 9'4 (3.66m x 2.84m)

Radiator, power points and rear aspect UPVC double glazed window.





SHOWER ROOM

5'6 x 6'11 (1.68m x 2.11m)

Recently refitted and comprising a walk-in shower with tiled surround, vanity wash hand basin and low-level WC. Fully tiled walls and flooring, heated towel rail, built-in storage cupboard, inset ceiling spotlights, extractor fan and rear aspect UPVC double glazed frosted window.

UTILITY ROOM

9'5 x 7'9 (2.87m x 2.36m)

Fitted with base units and rolled-edge worktops. Space and plumbing for washing machine and tumble dryer, radiator, power points, built-in storage cupboard and side aspect UPVC double glazed window. Stairs leading to:

OFFICE / BEDROOM

12'4 x 7'8 (3.76m x 2.34m)

A versatile first-floor room, suitable as an office or occasional bedroom with radiator, power points, built-in eaves storage and side aspect UPVC double glazed window.

PORCH

3'9 x 3'5 (1.14m x 1.04m)

Tiled flooring, power points, front aspect UPVC double glazed window and UPVC double glazed frosted door providing access to the driveway.

OUTSIDE

To the front of the property, gated access leads onto a block-paved driveway providing off-road parking for two vehicles. The front garden is predominantly laid to lawn with mature flower borders and enclosed by a dwarf brick wall.

Side access leads into the rear garden, which is a particular feature of the property. Beautifully landscaped and lovingly maintained, the garden offers an array of mature flowers and shrubs, lawned areas with winding pathways, a large sandstone patio adjoining the bungalow and a further sandstone seating area beneath a pergola at the rear.

The garden also benefits from a substantial workshop with power and lighting, a greenhouse and an additional storage shed, creating an attractive and practical outdoor space.

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

Severn Trent Water - 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 to the traffic lights and continue straight over into Gloucester Road. Proceed along this road for approximately half a mile turning left at the crossroads into Woodgate Road where the property can be found along on the right hand side.

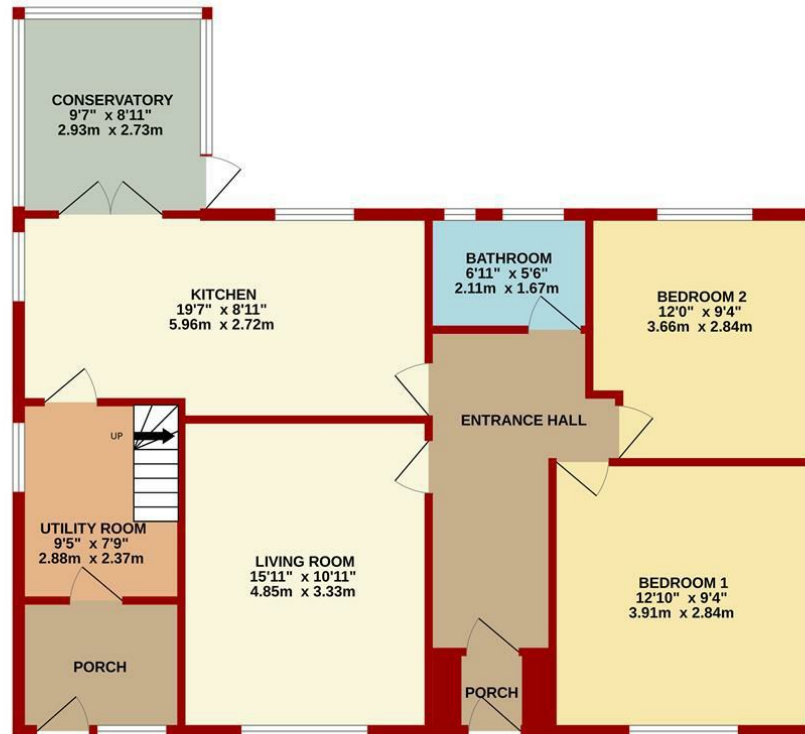
PROPERTY SURVEYS

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

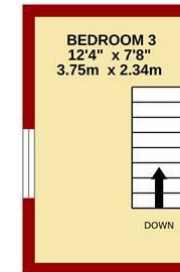




GROUND FLOOR
1011 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
96 sq.ft. (8.9 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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