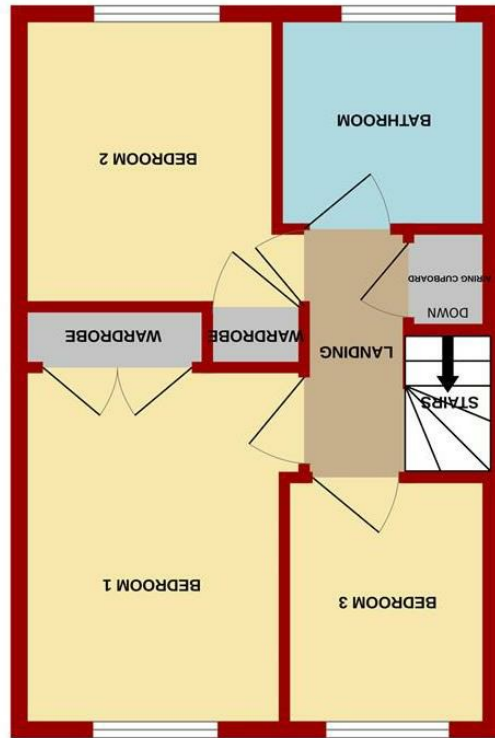


MISREPRESENTATION DISCLAIMER

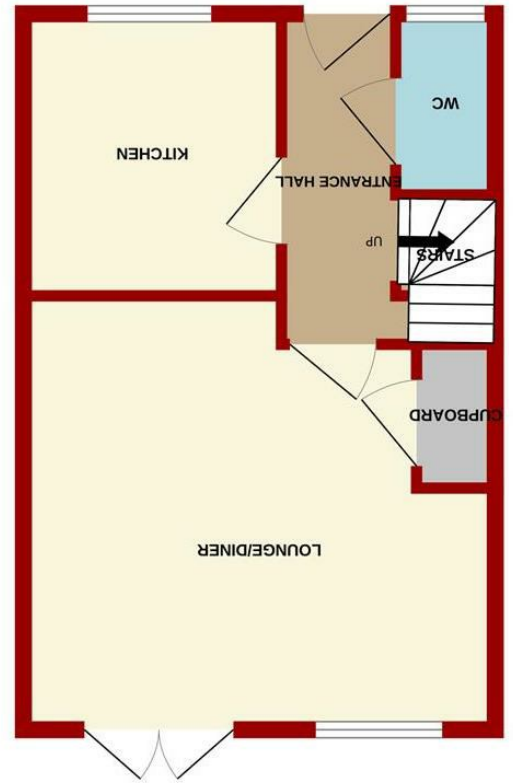
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain a professional confirmation. Alternatively, where possible we will be pleased to check the information 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	2020/21/EC	England & Wales	2020/21/EC	England & Wales
Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)
Very Energy Efficient (A)	89-91	Very Energy Efficient (A)	89-91	Very Energy Efficient (A)
Good (B)	82-88	Good (B)	82-88	Good (B)
Fair (C)	74-81	Fair (C)	74-81	Fair (C)
Needs Improvement (D)	69-73	Needs Improvement (D)	69-73	Needs Improvement (D)
Needs Improvement (E)	64-68	Needs Improvement (E)	64-68	Needs Improvement (E)
Needs Improvement (F)	59-63	Needs Improvement (F)	59-63	Needs Improvement (F)
Needs Improvement (G)	54-58	Needs Improvement (G)	54-58	Needs Improvement (G)
Very Poor (H)	49-53	Very Poor (H)	49-53	Very Poor (H)
Very Poor (I)	44-48	Very Poor (I)	44-48	Very Poor (I)
Very Poor (J)	39-43	Very Poor (J)	39-43	Very Poor (J)
Very Poor (K)	34-38	Very Poor (K)	34-38	Very Poor (K)
Very Poor (L)	29-33	Very Poor (L)	29-33	Very Poor (L)
Very Poor (M)	24-28	Very Poor (M)	24-28	Very Poor (M)
Very Poor (N)	19-23	Very Poor (N)	19-23	Very Poor (N)
Very Poor (O)	14-18	Very Poor (O)	14-18	Very Poor (O)
Very Poor (P)	9-13	Very Poor (P)	9-13	Very Poor (P)
Very Poor (Q)	4-8	Very Poor (Q)	4-8	Very Poor (Q)
Very Poor (R)	-1-3	Very Poor (R)	-1-3	Very Poor (R)
Very Poor (S)	-6-2	Very Poor (S)	-6-2	Very Poor (S)
Very Poor (T)	-11-1	Very Poor (T)	-11-1	Very Poor (T)
Very Poor (U)	-16-4	Very Poor (U)	-16-4	Very Poor (U)
Very Poor (V)	-21-9	Very Poor (V)	-21-9	Very Poor (V)
Very Poor (W)	-26-14	Very Poor (W)	-26-14	Very Poor (W)
Very Poor (X)	-31-19	Very Poor (X)	-31-19	Very Poor (X)
Very Poor (Y)	-36-24	Very Poor (Y)	-36-24	Very Poor (Y)
Very Poor (Z)	-41-29	Very Poor (Z)	-41-29	Very Poor (Z)
Very Poor (AA)	-46-34	Very Poor (AA)	-46-34	Very Poor (AA)
Very Poor (AB)	-51-39	Very Poor (AB)	-51-39	Very Poor (AB)
Very Poor (AC)	-56-44	Very Poor (AC)	-56-44	Very Poor (AC)
Very Poor (AD)	-61-49	Very Poor (AD)	-61-49	Very Poor (AD)
Very Poor (AE)	-66-54	Very Poor (AE)	-66-54	Very Poor (AE)
Very Poor (AF)	-71-59	Very Poor (AF)	-71-59	Very Poor (AF)
Very Poor (AG)	-76-64	Very Poor (AG)	-76-64	Very Poor (AG)
Very Poor (AH)	-81-69	Very Poor (AH)	-81-69	Very Poor (AH)
Very Poor (AI)	-86-74	Very Poor (AI)	-86-74	Very Poor (AI)
Very Poor (AJ)	-91-79	Very Poor (AJ)	-91-79	Very Poor (AJ)
Very Poor (AK)	-96-84	Very Poor (AK)	-96-84	Very Poor (AK)
Very Poor (AL)	-101-89	Very Poor (AL)	-101-89	Very Poor (AL)
Very Poor (AM)	-106-94	Very Poor (AM)	-106-94	Very Poor (AM)
Very Poor (AN)	-111-99	Very Poor (AN)	-111-99	Very Poor (AN)
Very Poor (AO)	-116-104	Very Poor (AO)	-116-104	Very Poor (AO)
Very Poor (AP)	-121-109	Very Poor (AP)	-121-109	Very Poor (AP)
Very Poor (AQ)	-126-114	Very Poor (AQ)	-126-114	Very Poor (AQ)
Very Poor (AR)	-131-119	Very Poor (AR)	-131-119	Very Poor (AR)
Very Poor (AS)	-136-124	Very Poor (AS)	-136-124	Very Poor (AS)
Very Poor (AT)	-141-129	Very Poor (AT)	-141-129	Very Poor (AT)
Very Poor (AU)	-146-134	Very Poor (AU)	-146-134	Very Poor (AU)
Very Poor (AV)	-151-139	Very Poor (AV)	-151-139	Very Poor (AV)
Very Poor (AW)	-156-144	Very Poor (AW)	-156-144	Very Poor (AW)
Very Poor (AX)	-161-149	Very Poor (AX)	-161-149	Very Poor (AX)
Very Poor (AY)	-166-154	Very Poor (AY)	-166-154	Very Poor (AY)
Very Poor (AZ)	-171-159	Very Poor (AZ)	-171-159	Very Poor (AZ)
Very Poor (BA)	-176-164	Very Poor (BA)	-176-164	Very Poor (BA)
Very Poor (BB)	-181-169	Very Poor (BB)	-181-169	Very Poor (BB)
Very Poor (BC)	-186-174	Very Poor (BC)	-186-174	Very Poor (BC)
Very Poor (BD)	-191-179	Very Poor (BD)	-191-179	Very Poor (BD)
Very Poor (BE)	-196-184	Very Poor (BE)	-196-184	Very Poor (BE)
Very Poor (BF)	-201-189	Very Poor (BF)	-201-189	Very Poor (BF)
Very Poor (BG)	-206-194	Very Poor (BG)	-206-194	Very Poor (BG)
Very Poor (BH)	-211-199	Very Poor (BH)	-211-199	Very Poor (BH)
Very Poor (BI)	-216-204	Very Poor (BI)	-216-204	Very Poor (BI)
Very Poor (BJ)	-221-209	Very Poor (BJ)	-221-209	Very Poor (BJ)
Very Poor (BK)	-226-214	Very Poor (BK)	-226-214	Very Poor (BK)
Very Poor (BL)	-231-219	Very Poor (BL)	-231-219	Very Poor (BL)
Very Poor (BM)	-236-224	Very Poor (BM)	-236-224	Very Poor (BM)
Very Poor (BN)	-241-229	Very Poor (BN)	-241-229	Very Poor (BN)
Very Poor (BO)	-246-234	Very Poor (BO)	-246-234	Very Poor (BO)
Very Poor (BP)	-251-239	Very Poor (BP)	-251-239	Very Poor (BP)
Very Poor (BQ)	-256-244	Very Poor (BQ)	-256-244	Very Poor (BQ)
Very Poor (BR)	-261-249	Very Poor (BR)	-261-249	Very Poor (BR)
Very Poor (BS)	-266-254	Very Poor (BS)	-266-254	Very Poor (BS)
Very Poor (BT)	-271-259	Very Poor (BT)	-271-259	Very Poor (BT)
Very Poor (BU)	-276-264	Very Poor (BU)	-276-264	Very Poor (BU)
Very Poor (BV)	-281-269	Very Poor (BV)	-281-269	Very Poor (BV)
Very Poor (BW)	-286-274	Very Poor (BW)	-286-274	Very Poor (BW)
Very Poor (BX)	-291-279	Very Poor (BX)	-291-279	Very Poor (BX)
Very Poor (BY)	-296-284	Very Poor (BY)	-296-284	Very Poor (BY)
Very Poor (BZ)	-301-289	Very Poor (BZ)	-301-289	Very Poor (BZ)
Very Poor (C0)	-306-294	Very Poor (C0)	-306-294	Very Poor (C0)
Very Poor (C1)	-311-299	Very Poor (C1)	-311-299	Very Poor (C1)
Very Poor (C2)	-316-304	Very Poor (C2)	-316-304	Very Poor (C2)
Very Poor (C3)	-321-309	Very Poor (C3)	-321-309	Very Poor (C3)
Very Poor (C4)	-326-314	Very Poor (C4)	-326-314	Very Poor (C4)
Very Poor (C5)	-331-319	Very Poor (C5)	-331-319	Very Poor (C5)
Very Poor (C6)	-336-324	Very Poor (C6)	-336-324	Very Poor (C6)
Very Poor (C7)	-341-329	Very Poor (C7)	-341-329	Very Poor (C7)
Very Poor (C8)	-346-334	Very Poor (C8)	-346-334	Very Poor (C8)
Very Poor (C9)	-351-339	Very Poor (C9)	-351-339	Very Poor (C9)
Very Poor (CA)	-356-344	Very Poor (CA)	-356-344	Very Poor (CA)
Very Poor (CB)	-361-349	Very Poor (CB)	-361-349	Very Poor (CB)
Very Poor (CC)	-366-354	Very Poor (CC)	-366-354	Very Poor (CC)
Very Poor (CD)	-371-359	Very Poor (CD)	-371-359	Very Poor (CD)
Very Poor (CE)	-376-364	Very Poor (CE)	-376-364	Very Poor (CE)
Very Poor (CF)	-381-369	Very Poor (CF)	-381-369	Very Poor (CF)
Very Poor (CG)	-386-374	Very Poor (CG)	-386-374	Very Poor (CG)
Very Poor (CH)	-391-379	Very Poor (CH)	-391-379	Very Poor (CH)
Very Poor (CI)	-396-384	Very Poor (CI)	-396-384	Very Poor (CI)
Very Poor (CJ)	-401-389	Very Poor (CJ)	-401-389	Very Poor (CJ)
Very Poor (CK)	-406-394	Very Poor (CK)	-406-394	Very Poor (CK)
Very Poor (CL)	-411-399	Very Poor (CL)	-411-399	Very Poor (CL)
Very Poor (CM)	-416-404	Very Poor (CM)	-416-404	Very Poor (CM)
Very Poor (CN)	-421-409	Very Poor (CN)	-421-409	Very Poor (CN)
Very Poor (CO)	-426-414	Very Poor (CO)	-426-414	Very Poor (CO)
Very Poor (CP)	-431-419	Very Poor (CP)	-431-419	Very Poor (CP)
Very Poor (CQ)	-436-424	Very Poor (CQ)	-436-424	Very Poor (CQ)
Very Poor (CR)	-441-429	Very Poor (CR)	-441-429	Very Poor (CR)
Very Poor (CS)	-446-434	Very Poor (CS)	-446-434	Very Poor (CS)
Very Poor (CT)	-451-439	Very Poor (CT)	-451-439	Very Poor (CT)
Very Poor (CU)	-456-444	Very Poor (CU)	-456-444	Very Poor (CU)
Very Poor (CV)	-461-449	Very Poor (CV)	-461-449	Very Poor (CV)
Very Poor (CW)	-466-454	Very Poor (CW)	-466-454	Very Poor (CW)
Very Poor (CX)	-471-459	Very Poor (CX)	-471-459	Very Poor (CX)
Very Poor (CY)	-476-464	Very Poor (CY)	-476-464	Very Poor (CY)
Very Poor (CZ)	-481-469	Very Poor (CZ)	-481-469	Very Poor (CZ)
Very Poor (D0)	-486-474	Very Poor (D0)	-486-474	Very Poor (D0)
Very Poor (D1)	-491-479	Very Poor (D1)	-491-479	Very Poor (D1)
Very Poor (D2)	-496-484	Very Poor (D2)	-496-484	Very Poor (D2)
Very Poor (D3)	-501-489	Very Poor (D3)	-501-489	Very Poor (D3)
Very Poor (D4)	-506-494	Very Poor (D4)	-506-494	Very Poor (D4)
Very Poor (D5)	-511-499	Very Poor (D5)	-511-499	Very Poor (D5)
Very Poor (D6)	-516-504	Very Poor (D6)	-516-504	Very Poor (D6)
Very Poor (D7)	-521-509	Very Poor (D7)	-521-509	Very Poor (D7)
Very Poor (D8)	-526-514	Very Poor (D8)	-526-514	Very Poor (D8)
Very Poor (D9)	-531-519	Very Poor (D9)	-531-519	Very Poor (D9)
Very Poor (DA)	-536-524	Very Poor (DA)	-536-524	Very Poor (DA)
Very Poor (DB)	-541-529	Very Poor (DB)	-541-529	Very Poor (DB)
Very Poor (DC)	-546-534	Very Poor (DC)	-546-534	Very Poor (DC)
Very Poor (DD)	-551-539	Very Poor (DD)	-551-539	Very Poor (DD)
Very Poor (DE)	-556-544	Very Poor (DE)	-556-544	Very Poor (DE)
Very Poor (DF)	-561-549	Very Poor (DF)	-561-549	Very Poor (DF)
Very Poor (DG)	-566-554	Very Poor (DG)	-566-554	Very Poor (DG)
Very Poor (DH)	-571-559	Very Poor (DH)	-571-559	Very Poor (DH)
Very Poor (DI)	-576-564	Very Poor (DI)	-576-564	Very Poor (DI)
Very Poor (DJ)	-581-569	Very Poor (DJ)	-581-569	Very Poor (DJ)
Very Poor (DK)	-586-574	Very Poor (DK)	-586-574	Very Poor (DK)
Very Poor (DL)	-591-579	Very Poor (DL)	-591-579	Very Poor (DL)
Very Poor (DM)	-596-584	Very Poor (DM)	-596-584	Very Poor (DM)
Very Poor (DN)	-601-589	Very Poor (DN)	-601-589	Very Poor (DN)
Very Poor (DO)	-606-594	Very Poor (DO)	-606-594	Very Poor (DO)
Very Poor (DP)	-611-599	Very Poor (DP)	-611-599	Very Poor (DP)
Very Poor (DQ)	-616-604	Very Poor (DQ)	-616-604	Very Poor (DQ)
Very Poor (DR)	-621-609	Very Poor (DR)	-621-609	Very Poor (DR)
Very Poor (DS)	-626-614	Very Poor (DS)	-626-614	Very Poor (DS)
Very Poor (DT)	-631-619	Very Poor (DT)	-631-619	Very Poor (DT)
Very Poor (DU)	-636-624	Very Poor (DU)	-636-624	Very Poor (DU)
Very Poor (DV)	-641-629	Very Poor (DV)	-641-629	Very Poor (DV)
Very Poor (DW)	-646-634	Very Poor (DW)	-646-634	Very Poor (DW)
Very Poor (DX)	-651-639	Very Poor (DX)	-651-639	Very Poor (DX)
Very Poor (DY)	-656-644	Very Poor (DY)	-656-644	Very Poor (DY)
Very Poor (DZ)	-661-649	Very Poor (DZ)	-661-649	Very Poor (DZ)
Very Poor (E0)	-666-654	Very Poor (E0)	-666-654	Very Poor (E0)
Very Poor (E1)	-671-659	Very Poor (E1)	-671-659	Very Poor (E1)
Very Poor (E2)	-676-664	Very Poor (E2)	-676-664	Very Poor (E2)
Very Poor (E3)	-681-669	Very Poor (E3)	-681-669	Very Poor (E3)
Very Poor (E4)	-686-674	Very Poor (E4)	-686-674	Very Poor (E4)
Very Poor (E5)	-691-679	Very Poor (E5)	-691-679	Very Poor (E5)
Very Poor (E6)	-696-684	Very Poor (E6)	-696-684	Very Poor (E6)
Very Poor (E7)	-701-689	Very Poor (E7)	-701-689	Very Poor (E7)
Very Poor (E8)	-706-694	Very Poor (E8)	-706-694	Very Poor (E8)
Very Poor (E9)	-711-699	Very Poor (E9)	-711-699	Very Poor (E9)
Very Poor (EA)	-716-704	Very Poor (EA)	-716-704	Very Poor (EA)
Very Poor (EB)	-721-709	Very Poor (EB)	-721-709	Very Poor (EB)
Very Poor (EC)	-726-714	Very Poor (EC)	-726-714	Very Poor (EC)
Very Poor (ED)	-731-719	Very Poor (ED)	-731-719	Very Poor (ED)
Very Poor (EE)	-736-724	Very Poor (EE)	-736-724	Very Poor (EE)
Very Poor (EF)	-741-729	Very Poor (EF)	-741-729	Very Poor (EF)
Very Poor (EG)	-746-734	Very Poor (EG)	-746-734	Very Poor (EG)
Very Poor (EH)	-751-739	Very Poor (EH)	-751-739	Very Poor (EH)
Very Poor (EI)	-756-744	Very Poor (EI)	-756-744	Very Poor (EI)
Very Poor (EJ)	-761-749	Very Poor (EJ)	-761-749	Very Poor (EJ)
Very Poor (EK)	-766-754	Very Poor (EK)	-766-754	Very Poor (EK)
Very Poor (EL)	-771-759	Very Poor (EL)	-771-759	Very Poor (EL)
Very Poor (EM)	-776-764	Very Poor (EM)	-776-764	Very Poor (EM)
Very Poor (EN)	-781-769	Very Poor (EN)	-781-769	Very Poor (EN)
Very Poor (EO)	-786-774	Very Poor (EO)	-786-774	Very Poor (EO)
Very Poor (EP)	-791-779	Very Poor (EP)	-791-779	Very Poor (EP)
Very Poor (EQ)	-796-784	Very Poor (EQ)	-796-784	Very Poor (EQ)
Very Poor (ER)	-801-789	Very Poor (ER)	-801-789	Very Poor (ER)
Very Poor (ES)	-806-794	Very Poor (ES)	-806-794	Very Poor (ES)
Very Poor (ET)	-811-799	Very Poor (ET)	-811-799	Very Poor (ET)
Very Poor (EU)	-816-804	Very Poor (EU)	-816-804	Very Poor (EU)
Very Poor (EV)	-821-809	Very Poor (EV)	-821-809	Very Poor (EV)
Very Poor (EW)	-826-814	Very Poor (EW)	-826-814	Very Poor (EW)
Very Poor (EX)	-831-819	Very Poor (EX)	-831-819	Very Poor (EX)
Very Poor (EY)	-836-824	Very Poor (EY)	-836-824	Very Poor (EY)
Very Poor (EZ)	-841-829	Very Poor (EZ)	-841-829	Very Poor (EZ)
Very Poor (F0)	-846-834	Very Poor (F0)	-846-834	Very Poor (F0)
Very Poor (F1)	-851-839	Very Poor (F1)	-851-839	Very Poor (F1)
Very Poor (F2)	-856-844	Very Poor (F2)	-856-844	Very Poor (F2)
Very Poor (F3)	-861-849	Very Poor (F3)	-861-849	Very Poor (F3)
Very Poor (F4)	-866-854	Very Poor (F4)	-866-854	Very Poor (F4)
Very Poor (F5)	-871-859	Very Poor (F5)	-871-859	Very Poor (F5)
Very Poor (F6)	-876-864	Very Poor (F6)	-876-864	Very Poor (F6)
Very Poor (F7)	-881-869	Very Poor (F7)	-881-869	Very Poor (F7)
Very Poor (F8)	-886-874	Very Poor (F8)	-886-874	Very Poor (F8)
Very Poor (F9)	-891-879	Very Poor (F9)	-891-879	Very Poor (F9)
Very Poor (FA)	-896-884	Very Poor (FA)	-896-884	Very Poor (FA)
Very Poor (FB)	-901-889	Very Poor (FB)	-901-889	Very Poor (FB)
Very Poor (FC)	-906-894	Very Poor (FC)	-906-894	Very Poor (FC)
Very Poor (FD)	-911-899	Very Poor (FD)	-911-899	Very Poor (FD)
Very Poor (FE)	-916-904	Very Poor (FE)	-916-904	Very Poor (FE)
Very Poor (FF)	-921-909	Very Poor (FF)	-921-909	Very Poor (FF)
Very Poor (FG)	-926-914	Very Poor (FG)	-926-914	Very Poor (FG)
Very Poor (FH)	-931-919	Very Poor (FH)	-931-919	Very Poor (FH)
Very Poor (FI)	-936-924	Very Poor (FI)	-936-924	Very Poor (FI)
Very Poor (FJ)	-941-929	Very Poor (FJ)	-941-929	Very Poor (FJ)
Very Poor (FK)	-946-934	Very Poor (FK)	-946-934	Very Poor (FK)
Very Poor (FL)	-951-939	Very Poor (FL)	-951-939	Very Poor (FL)
Very Poor (FM)	-956-944	Very Poor (FM)	-956-944	Very Poor (FM)
Very Poor (FN)	-961-949	Very Poor (FN)	-961-949	Very Poor (FN)
Very Poor (FO)	-966-954	Very Poor (FO)	-966-954	Very Poor (FO)
Very Poor (FP)	-971-959	Very Poor (FP)	-971-959	Very Poor (FP)
Very Poor (FQ)	-976-964	Very Poor (FQ)	-976-964	Very Poor (FQ)
Very Poor (FR)	-981-969	Very Poor (FR)	-981-969	Very Poor (FR)
Very Poor (FS)	-986-974	Very Poor (FS)	-986-974	Very Poor (FS)
Very Poor (FT)	-991-979	Very Poor (FT)	-991-979	Very Poor (FT)
Very Poor (FU)	-996-984	Very Poor (FU)	-996-984	Very Poor (FU)
Very Poor (FV)	-1001-989	Very Poor (FV)	-1001-989	Very Poor (FV)
Very Poor (FW)	-1006-994	Very Poor (FW)	-1006-994	Very Poor (FW)
Very Poor (FX)	-1011-999	Very Poor (FX)	-1011-999	Very Poor (FX)
Very Poor (FY)	-1016-1004	Very Poor (FY)	-1016-1004	Very Poor (FY)
Very Poor (FZ)	-1021-1009	Very Poor (FZ)	-1021-1009	Very Poor (FZ)
Very Poor (G0)	-1026-1014	Very Poor (G0)	-1026-1014	Very Poor (G0

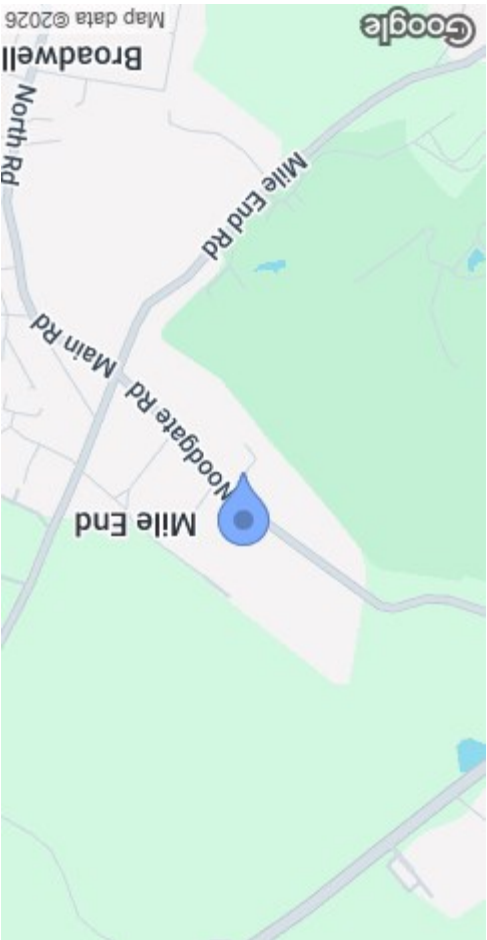
TOTAL FLOOR AREA: 808 sq.ft. (75.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2026



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.

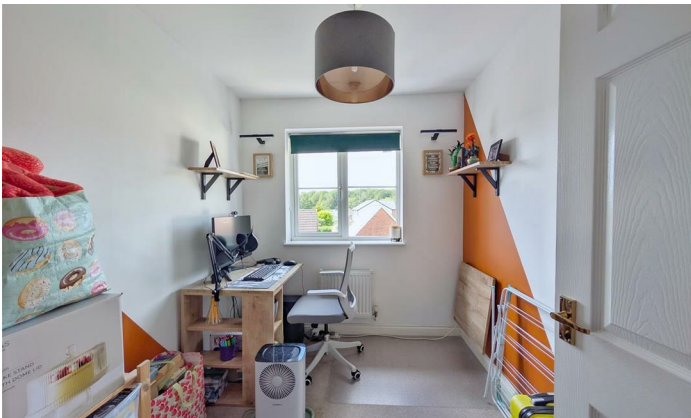


27 Cyril Hart Way
Mile End, Coleford GL16 7SA

£250,000

A WELL-PRESENTED and SPACIOUS THREE-BEDROOM END-TERRACE HOME WITH OFF-ROAD PARKING FOR TWO TO THREE VEHICLES, A SPACIOUS LOUNGE/DINER, DOWNSTAIRS CLOAKROOM, PRIVATE ENCLOSED REAR GARDEN WITH DECKING AND PATIO AREAS, making it an IDEAL FIRST-TIME BUY or FAMILY HOME.

Mile End is located just outside of the historic market town of Coleford in the delightful Forest of Dean. Coleford is 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 with further education, Leisure Centre (at the college campus) and two separate Golf Courses.



ENTRANCE HALL

Entered via a part glazed UPVC front door with tiled flooring, radiator, power points and stairs leading to the first floor.

CLOAKROOM

Fitted with a low level WC, wash hand basin with tiled splashback, radiator and front aspect frosted UPVC double glazed window.

KITCHEN

9'9" x 9'1" (2.97m x 2.77m)

Fitted with a range of base, wall and drawer mounted units with rolled edge worktops incorporating a one and a half bowl stainless steel sink unit with mixer tap. Integrated oven with four-ring gas hob and extractor hood over, space and plumbing for washing machine, space for fridge freezer, part tiled walls and front aspect UPVC double glazed window.

LOUNGE/DINER

16'3" x 15'0" (4.95m x 4.57m)

A spacious reception room featuring radiators, power points, television point, useful understairs storage cupboard, rear aspect UPVC double glazed window and UPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING

With power points, access to the loft space (part boarded) and doors to all first floor rooms.

BEDROOM ONE

12'5" x 9'7" (3.78m x 2.92m)

Rear aspect double bedroom with built-in wardrobes, radiator, power points and UPVC double glazed window.

BEDROOM TWO

9'7" x 10'3" (2.92m x 3.12m)

Front aspect double bedroom with built-in wardrobe, radiator, power points and UPVC double glazed window.

BEDROOM THREE

8'4" x 7'1" (2.54m x 2.16m)

Rear aspect bedroom with radiator, power points and UPVC double glazed window.

FAMILY BATHROOM

6'8" x 6'2" (2.03m x 1.88m)

Comprising a white suite with panelled bath and mains shower over, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls and front aspect frosted UPVC double glazed window.

OUTSIDE

To the front, the property benefits from driveway parking for two to three vehicles alongside a low maintenance stone chipped garden with pathway leading to the entrance door.

Gated side access leads into the enclosed rear garden, which is predominantly laid to lawn and enjoys a large decked seating area, patio to the rear and garden shed, all enclosed by fencing to provide a good degree of privacy.

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: 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 1 mile and turn left at the crossroads into Woodgate Road. Continue along turning left into Cyril Hart Way where the property can be found on the right hand side.

