



**5 Phoenix Court Newland Street**  
**Coleford GL16 8AN**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 5 Phoenix Court Newland Street Coleford GL16 8AN

£250,000

**A BEAUTIFULLY PRESENTED THREE BEDROOM END-TERRACE FAMILY HOME** enjoying a **HIGHLY CONVENIENT TOWN CENTRE LOCATION**, offering **SPACIOUS OPEN-PLAN LIVING ACCOMMODATION**, a **LOW-MAINTENANCE REAR GARDEN**, **TWO ALLOCATED OFF-ROAD PARKING SPACES** and **VIEWS TOWARDS THE CHURCH** from the principal bedroom. An ideal purchase for **FIRST-TIME BUYERS, YOUNG FAMILIES OR INVESTORS**, conveniently positioned within walking distance of Coleford's amenities.

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

5'01" x 3'10" (1.55m x 1.17m)

Accessed via a part double glazed composite front door with tiled flooring, radiator, inset ceiling spotlights and door to:

## CLOAKROOM

4'10" x 3'09" (1.47m x 1.14m)

Comprising WC, wall-mounted wash hand basin with tiled splashback, radiator, tiled flooring, inset ceiling spotlights and extractor fan.

## LOUNGE/DINING ROOM

28'09" x 10'08" (8.76m x 3.25m)

A spacious open-plan reception room with wood-effect flooring throughout. The lounge area benefits from a front aspect double glazed uPVC window, radiator, television point, power points, inset ceiling spotlights and under-stairs storage cupboard. The dining area offers further radiator, power points, staircase to the first floor and rear aspect double glazed uPVC window and door leading out to the garden.

## KITCHEN

10'11" x 6'02" (3.33m x 1.88m)

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

## FIRST FLOOR LANDING

A generous landing with power points, storage cupboard, airing cupboard housing the gas-fired combination boiler, access to loft space and doors to all bedrooms and shower room.

## BEDROOM ONE

11'00" x 9'09" (3.35m x 2.97m)

Rear aspect double glazed uPVC window enjoying views towards the church, fitted mirrored sliding wardrobes, radiator and power points.





## BEDROOM TWO

**11'01" x 8'11" (3.38m x 2.72m)**

Front aspect double glazed uPVC window, radiator and power points.

## BEDROOM THREE

**11'01" x 5'08" (3.38m x 1.73m)**

Front aspect double glazed uPVC window, radiator and power points.

## SHOWER ROOM

**10'11" x 4'09" (3.33m x 1.45m)**

Fitted with a walk-in double shower enclosure, WC, pedestal wash hand basin, heated towel rail, extractor fan and rear aspect obscure double glazed uPVC window.

## OUTSIDE

To the front, a pathway leads to the covered entrance porch with gated side access to the rear garden.

The enclosed rear garden has been designed for ease of maintenance and features patio and gravelled seating areas, a pathway leading to a further seating area and a timber shed with power connected. To the rear of the property are two allocated off-road parking spaces.

## SERVICES

Mains Water, Drainage, Gas and Electricity

## 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 down Newland Street where the property can be found 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)

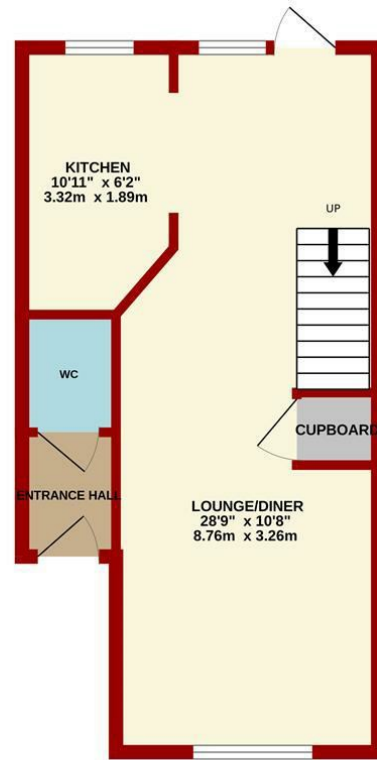
## AWAITING VENDOR APPROVAL

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

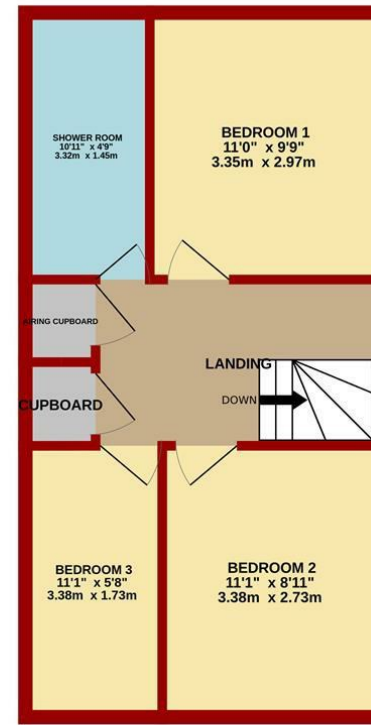




GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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) <b>A</b>                          |                         |           |  |
| (81-91) <b>B</b>                            |                         |           |  |
| (69-80) <b>C</b>                            |                         |           |  |
| (55-68) <b>D</b>                            |                         |           |  |
| (39-54) <b>E</b>                            |                         |           |  |
| (21-38) <b>F</b>                            |                         |           |  |
| (1-20) <b>G</b>                             |                         |           |  |
| Not energy efficient - higher running costs |                         |           |  |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |  |

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





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