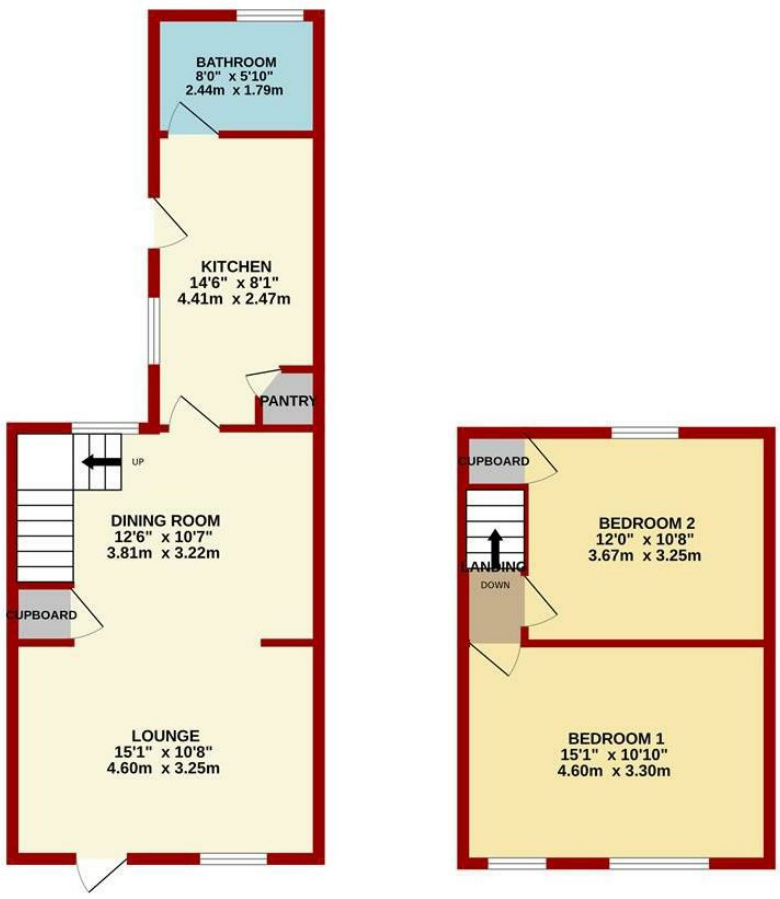
STEVE GOOCH
ESTATE AGENTS | EST 1985

1 Tufthorn Terrace Tufthorn Road
Coleford GL16 8PY

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.7 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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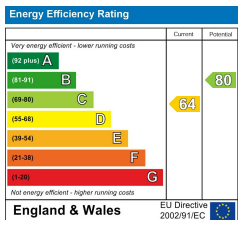

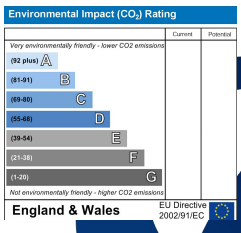

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

£230,000

A CHARACTERFUL TWO DOUBLE BEDROOM TERRACED HOME, offering WELL-BALANCED AND DECEPTIVELY SPACIOUS ACCOMMODATION with an OPEN PLAN LOUNGE/DINING ROOM, a wealth of PERIOD FEATURES INCLUDING EXPOSED STONEWORK AND BEAMS, and a GENEROUS 180ft REAR GARDEN enjoying sun throughout the day.

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.

LOUNGE
15'01 x 10'08 (4.60m x 3.25m)
Accessed via part double glazed uPVC door. A warm and inviting space featuring tiled flooring, a feature fireplace with inset log burning stove and stone surround, exposed stonework and character beams. Radiator, power points, television point and front aspect double glazed uPVC window. Open plan through to:

DINING ROOM
12'06 x 10'07 (3.81m x 3.23m)
A continuation of the tiled flooring with a further character fireplace housing a traditional range with stone surround. Radiator, power points, understairs storage cupboard, stairs to first floor and rear aspect double glazed uPVC window. Door to:

KITCHEN
14'06 x 8'01 (4.42m x 2.46m)
Fitted with a range of base and wall mounted units with rolled edge worktops and single bowl stainless steel sink with mixer tap. Integrated oven with four ring electric hob, space and plumbing for washing machine and space for fridge freezer. Part tiled walls, power points and exposed beams. Side aspect double glazed uPVC window and door leading out to the garden. Door to:

PANTRY
Useful additional storage space with shelving, power and space for tumble dryer.

BATHROOM
8'00 x 5'10 (2.44m x 1.78m)
Comprising a white suite with panelled bath and shower over, WC and wall mounted wash hand basin. Tiled flooring and walls, radiator and rear aspect frosted double glazed uPVC window.

FIRST FLOOR LANDING
Access to both bedrooms and loft space (part boarded).

BEDROOM ONE
15'01 x 10'10 (4.60m x 3.30m)
A spacious double bedroom with two front aspect double glazed uPVC windows, radiator and power points. Ample space for wardrobes.

BEDROOM TWO
12'01 x 10'08 (3.68m x 3.25m)
Double bedroom with rear aspect double glazed uPVC window, radiator and power points. Airing cupboard housing the combi boiler.

OUTSIDE
To the front, the property is accessed via a wrought iron gate with enclosed low maintenance garden laid to gravel.
To the rear, there is a generous, enclosed garden which is mainly laid to lawn, enjoying a sunny east facing aspect. The garden benefits from both patio and decked seating areas, mature trees, shrubs and fruit trees, along with a feature fish pond. Due to its length, the garden enjoys sunlight throughout the day, making it a fantastic 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 RATES
Severn Trent - rates tbc.

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 our Coleford office, proceed to the traffic lights and take a right. Follow the road until getting to another set of traffic lights where you will take a left turning. Follow this road along until the end of Tufthorn 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)