

**18 Prospect Close**
Coleford GL16 8DB

STEVE GOOCH
ESTATE AGENTS | EST 1985

# 18 Prospect Close

## Coleford GL16 8DB

**£399,950**

**FOUR-BEDROOM DETACHED FAMILY HOME situated in a popular residential area of Coleford, offering GENEROUS AND FLEXIBLE ACCOMMODATION, ATTACHED TANDEM GARAGE/WORKSHOP, LARGE CORNER PLOT, with additional ALLOTMENT AREA.**

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
### 6'07" x 4'06" (2.01m x 1.37m)
The property is entered via a front door into the entrance hall, providing access to the principal ground floor accommodation and stairs rising to the first floor.

## WC/SHOWER ROOM
### 8'2" x 3'7" (2.49m x 1.09m)
Fitted with a WC, wash hand basin and shower, together with an obscure-glazed window.

## KITCHEN
### 8'9" x 10'7" (2.67m x 3.23m)
Fitted with a range of wall and base units beneath work surfaces, incorporating a sink and drainer. There is space for a range-style cooker and further appliances, together with a rear aspect window overlooking the rear garden.

## LIVING ROOM
### 12'4" x 24'6" (3.76m x 7.47m)
Particularly generous reception space, offering ample room, with glazed doors providing access towards the conservatory.

## CONSERVATORY
### 12'9" x 9'6" (3.89m x 2.90m)
Bright and spacious conservatory enjoying extensive glazing and views over the garden. Double doors provide access outside, making this a versatile additional living or entertaining space.

## STUDY
### 12'1" x 7'11" (3.68m x 2.41m)
Useful additional reception room, ideal as a home office or extended living space with a front aspect window.

## FIRST FLOOR LANDING
A central landing provides access to all four bedrooms and the family bathroom as well as access to the loft space.













## BEDROOM ONE
9'6" x 13'3" (2.90m x 4.04m)
Good-sized double bedroom with window to the front aspect and built in storage cupboard.

## BEDROOM TWO
8'5" x 13'2" (2.57m x 4.01m)
Further good-sized double bedroom with window to the front aspect and built in storage cupboard.

## BEDROOM THREE
7'8" x 11'0" (2.34m x 3.35m)
Double bedroom with window to the rear aspect.

## BEDROOM FOUR
7'1" x 10'11" (2.16m x 3.33m)
Smaller double bedroom with rear aspect window.

## FAMILY BATHROOM
6'1" x 7'9" (1.85m x 2.36m)
Fitted with a panelled bath with shower over, wash hand basin and WC, with tiled walls and a rear aspect obscure-glazed window.

## OUTSIDE
The property enjoys a particularly generous corner plot.
To the front of the property there is block paved driveway providing off-road parking for two cars this in turn leads to:

## GARAGE
18'0" x 11'07" (5.49m'0.00m" x 3.35m'2.13m")
Accessed via an up and over door, housing the combi boiler and solar panel inverter. With power, lighting, personal door into the kitchen and opening in to:

## WORKSHOP
17'08" x 8'02" (5.18m'2.44m" x 2.44m'0.61m")
With power and lighting.

## STORE ROOM
17'07" x 3'01" (5.18m'2.13m" x 0.91m'0.30m")
A store room runs alongside the workshop, accessed from the garage.

## REAR GARDEN

The property benefits from a GENEROUS REAR GARDEN, with a large paved area providing ample space for outdoor seating and entertaining, together with a level lawn and established boundary fencing. To the rear, there is a further garden area currently arranged for VEGETABLE GROWING AND ALLOTMENT-STYLE USE, with raised beds, established planting, solid workshop/shed and mature trees providing a pleasant backdrop. A pathway runs through the garden, with steps leading between the various areas.

## AGENTS NOTES

The property benefits from solar panels which are owned by the property and benefit from feed in tariff payments.

The property benefits from solar panels, which provide an annual income of approximately £1,500, as well as helping to reduce the electricity bills. The solar panel arrangement will pass to the new owner, who will also have the option to install a battery. The payments are reviewed each April, with the current arrangement including payment for the electricity generated by the panels.

Please note that some photographs have been edited with AI for presentation purposes, including adjustments to lighting, brightness and sky conditions. Some soft furnishings and decorative items have also been digitally altered or replaced. No structural alterations have been made to the property and the images are intended to provide an accurate representation of the accommodation and grounds.

## SERVICES

Mains - Water, Electricity, Drainage and Gas.

## 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 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 the Coleford office proceed down to the traffic lights continuing straight over into Gloucester Road, turn right onto Bells place and continue to the top, turning right into Prospect Close following the road around to the right where the property can be found in the corner on your left 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)







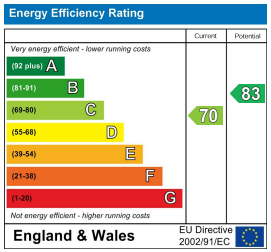
GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.

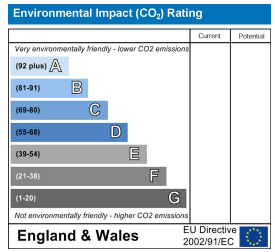
1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.




TOTAL FLOOR AREA : 1692 sq.ft. (157.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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