



13 Victoria Road
Coleford GL16 8DR



STEVE GOOCH
ESTATE AGENTS | EST 1985

13 Victoria Road Coleford GL16 8DR

£275,000

A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM HOME offering APPROXIMATELY 1,082 SQ. FT. OF ACCOMMODATION, benefiting from a STUNNING OPEN-PLAN KITCHEN/DINING/LIVING SPACE, SEPERATE LOUNGE with BI-FOLD DOORS TO GARDEN, UTILITY ROOM, GROUND FLOOR SHOWER ROOM, and 150 FT REAR GARDEN.

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

Stairs leading to the first-floor landing, radiator and doors providing access to the, kitchen/dining/living room and rear hall.

KITCHEN/DINING/LIVING

21'10" x 13'7" (6.65m x 4.14m)

An impressive open-plan space fitted with a brand new kitchen comprising a range of base and wall mounted units, worktops with breakfast bar, inset sink unit with boiling water tap, integrated oven and hob, space for appliances and ample room for both dining and living areas. Front and rear aspect windows and door through to the lounge.

LOUNGE

14'8" x 13'1" (4.47m x 3.99m)

A bright and spacious extension featuring large bi-folding doors opening onto the rear garden, creating an excellent entertaining and family space with views over the garden.

UTILITY ROOM

6'11" x 4'4" (2.11m x 1.32m)

Fitted worktop with inset sink unit, storage cupboards, appliance space and wall mounted gas-fired boiler.

SHOWER ROOM

6'11" x 5'10" (2.11m x 1.78m)

Modern suite comprising shower enclosure, vanity wash hand basin, low-level WC, heated towel rail and obscured rear aspect window.

FIRST FLOOR LANDING

Access to loft space and doors leading to all first-floor rooms.

BEDROOM ONE

13'9" x 11'3" (4.19m x 3.43m)

A generous double bedroom with two rear aspect windows and radiator.





BEDROOM TWO

10'8" x 10'2" (3.25m x 3.10m)

A well-proportioned double bedroom with front aspect window and radiator.

BEDROOM THREE

10'11" x 7'2" (3.33m x 2.18m)

Another double bedroom with side aspect window and radiator.

BATHROOM

7'1" x 4'3" (2.16m x 1.30m)

Modern suite comprising panelled bath with shower attachment, wash hand basin, low-level WC, heated towel rail and obscured side aspect window.

OUTSIDE

To the front, the property benefits from an enclosed low-maintenance garden with gated access and pathway leading to the front door.

There is side access to the rear garden which is a particularly generous enclosed garden comprising a large decked seating area at the rear, extensive lawn and artificial grass, all enclosed by fencing and providing an excellent space for outdoor entertaining and family enjoyment.

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 the town centre proceed to the traffic lights and turn left into Bank Street. Proceed along here taking the first left into Victoria Road and continue along 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)

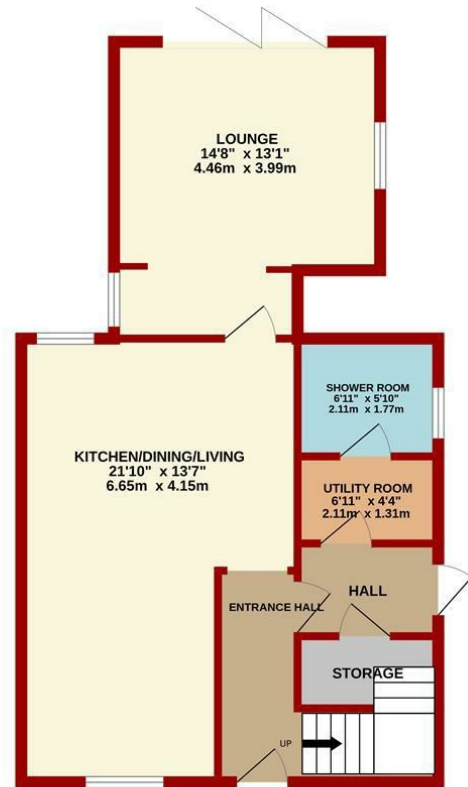
AWAITING VENDOR APPROVAL

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





GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



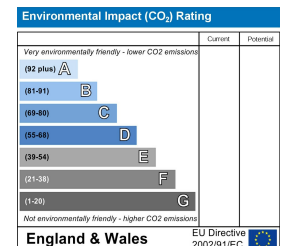
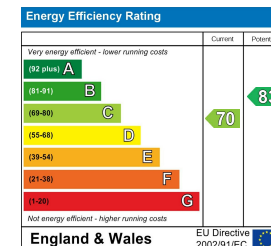
1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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.





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