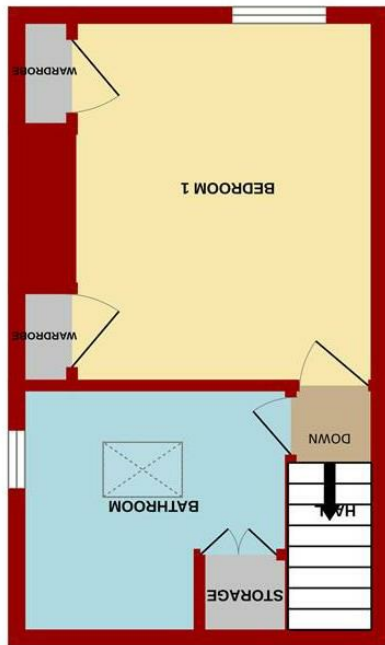


MISREPRESENTATION DISCLAIMER

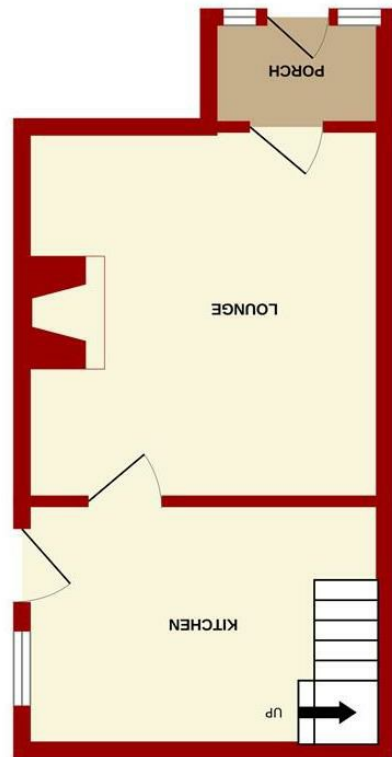
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information 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	2020/21/EC	England & Wales	2020/21/EC	England & Wales
Very low energy building - better than 100% CO ₂ emissions	90	A	Very low energy building - better than 100% CO ₂ emissions	A
Low energy building - better than 75% CO ₂ emissions	B	B	Low energy building - better than 75% CO ₂ emissions	B
Standard energy building - better than 50% CO ₂ emissions	C	C	Standard energy building - better than 50% CO ₂ emissions	C
Non energy building - better than 25% CO ₂ emissions	D	D	Non energy building - better than 25% CO ₂ emissions	D
Non energy building - better than 10% CO ₂ emissions	E	E	Non energy building - better than 10% CO ₂ emissions	E
Non energy building - better than 5% CO ₂ emissions	F	F	Non energy building - better than 5% CO ₂ emissions	F
Non energy building - better than 2% CO ₂ emissions	G	G	Non energy building - better than 2% CO ₂ emissions	G

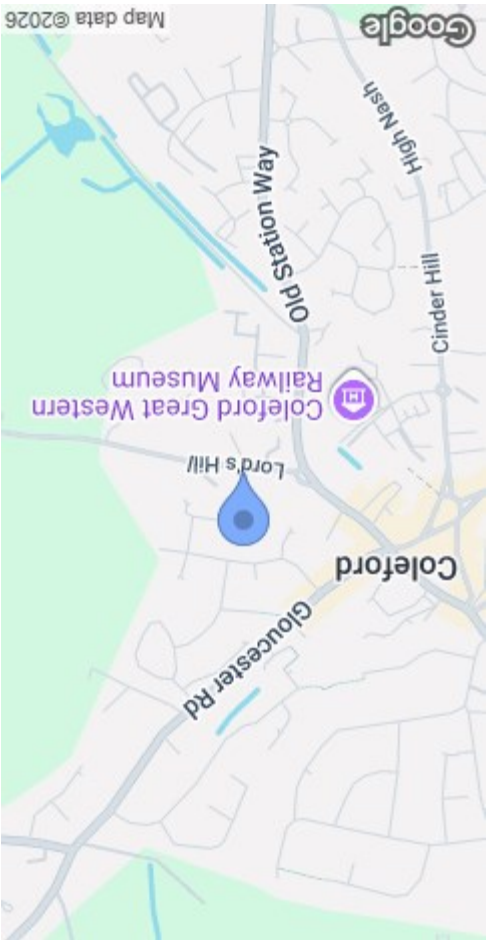
Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR



GROUND FLOOR



May Cottage, 35 Lords Hill
Coleford GL16 8BG

£175,000

This CHARMING one-bedroom TERRACED COTTAGE is just a short stroll from COLEFORD TOWN CENTRE and has been RENOVATED to a HIGH SPECIFICATION by the current owners, while retaining its ORIGINAL CHARACTER. Offering a spacious DOUBLE BEDROOM, a surprisingly GENEROUS GARDEN, and the added bonus of OFF-ROAD PARKING for one car, this property is ideal for FIRST-TIME BUYERS, DOWNSIZERS or those looking for a COSY HOME with STYLE and CONVENIENCE in equal measure.

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.



Property is accessed via a part glazed composite door into:

PORCH

Side aspect double glazed upvc window, power points, double glazed upvc door into:

LOUNGE

12'07 x 12'04 (3.84m x 3.76m)

Front aspect double glazed upvc window, feature fireplace with feature surround, feature bookshelf, radiator enclosed by wooden casing, tv point, power points.

KITCHEN

9'09 x 9'03 (2.97m x 2.82m)

Range of wall, drawer and base mounted units, side aspect double glazed upvc stable door which gives access to steps leading to a pathway to a rear garden, built in oven, hot and extractor fan, porcelain one and a half bowl drainer unit with mixer tap over, inset ceiling spotlights, radiator, power points, stairs to first floor landing.

FIRST FLOOR LANDING

Fan, thumb latch door leading into:

BATHROOM

8'03 x 8'04 (2.51m x 2.54m)

Rear aspect double glazed upvc wooden Velux window, side aspect double glazed upvc window, modern panelled bath with bath taps over and shower attachment above, extractor fan, inset ceiling spotlights, heated towel rail, large vanity wash hand basin unit with mixer tap over.

From the landing, two steps leading to door into:

BEDROOM ONE

13'01 x 12'03 (3.99m x 3.73m)

Front aspect double glazed upvc window, power points, radiator, Ideal combination boiler, loft access space, old feature fireplace (now blocked up).

OUTSIDE

To the front of the property, a charming wrought iron gate opens into a welcoming courtyard, framed by mature shrubs and enclosed by attractive stone walling - perfect for adding a touch of character and privacy.

At the rear, stone steps rise from the back door to a pathway that gently leads you to a private lawned garden. This area is beautifully bordered with barked beds and fully enclosed by fencing, offering a safe and serene outdoor retreat. In front of the lawn, you'll find a separate seating area that boasts elevated views across the town - ideal for enjoying a quiet morning coffee or evening glass of wine. There is also a handy garden storage shed tucked away, providing useful space for tools or outdoor equipment.

Additionally, the property benefits from off-road parking for one vehicle, conveniently located in Lords Gate.

SERVICES

Mains Water, Electric, Gas 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

LOCAL AUTHORITY

Council Tax Band:
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 to the traffic lights turning right onto Station Road and take the first left onto Lords Hill 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.

