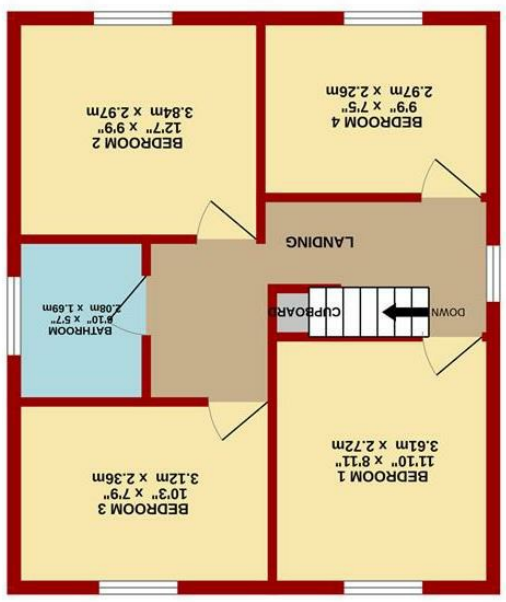
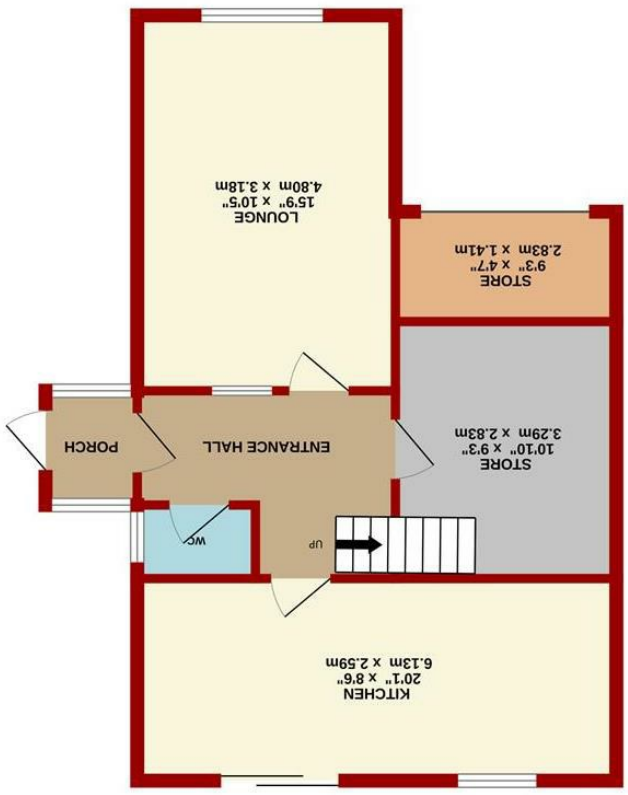
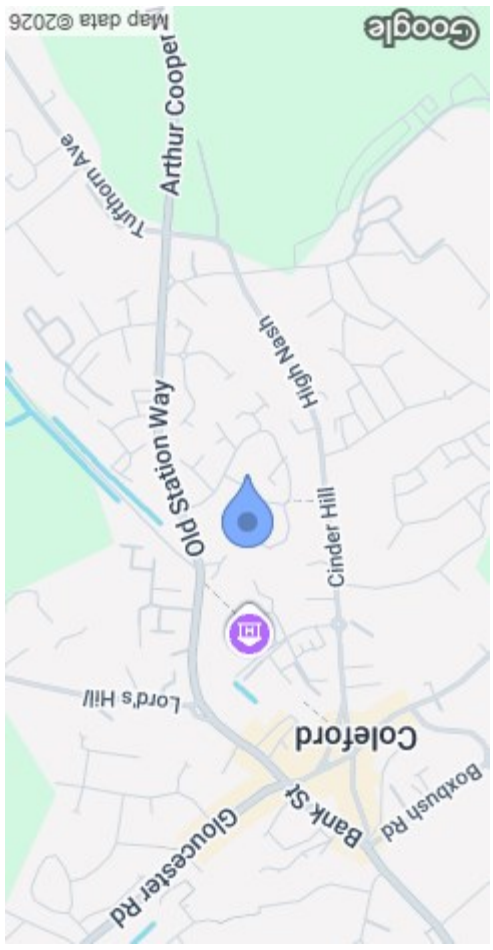
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

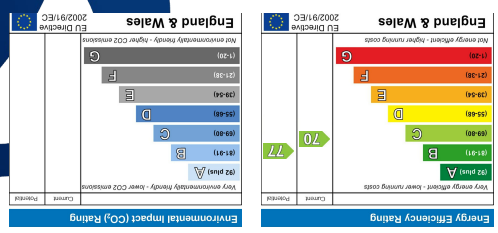


1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.





5 Nash Way
Coleford GL16 8RQ

STEVE GOOCH
ESTATE AGENTS | EST 1985

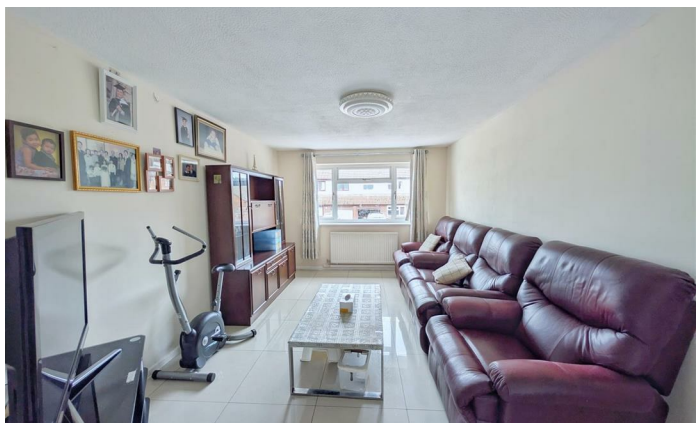
£350,000

Well-presented DETACHED HOME, offering FOUR DOUBLE BEDROOMS, a LARGE LOW-MAINTENANCE REAR GARDEN, BLOCK-PAVED DRIVEWAY AND FLEXIBLE GARAGE/STORAGE SPACE, close to COLEFORD TOWN CENTRE, offered with NO ONWARD CHAIN.

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.



PORCH
4'10" x 3'10" (1.47m x 1.17m)
Accessed via a UPVC door, with front and rear aspect double-glazed UPVC windows and a further UPVC door leading into the entrance hall.

ENTRANCE HALL
With tiled flooring, radiator, power points and stairs rising to the first floor.

LOUNGE
10'5" x 15'9" (3.18m x 4.80m)
A good-sized reception room with tiled flooring, radiator, power points and television point, together with a front aspect double-glazed UPVC window.

LOUNGE / DINER
20'1" x 8'6" (6.12m x 2.59m)
A spacious and practical kitchen/diner fitted with a range of base, wall and drawer-mounted units beneath rolled-edge worktops. There is a four-ring gas hob with stainless steel splashback and extractor fan, one-and-a-half bowl sink unit with mixer tap, integrated oven, together with space and plumbing for a washing machine, tumble dryer and fridge/freezer. There is also a radiator, power points, rear aspect double-glazed UPVC window and UPVC double-glazed sliding doors opening onto the rear garden.
A useful cupboard houses the recently fitted Worcester combi boiler.

CLOAKROOM
5'0" x 3'1" (1.52m x 0.94m)
With tiled flooring, wall-mounted wash hand basin, low-level WC, tiled walls and side aspect double-glazed UPVC frosted window.

STORAGE ROOM
10'10" x 9'3" (3.30m x 2.82m)
Originally forming the rear section of the garage, this useful space is currently used for storage and benefits from power and lighting. A plasterboard partition separates this from the front section of the garage and could be removed to create one larger garage, subject to the required works.

GARAGE / STORAGE
9'4" x 4'7" (2.84m x 1.40m)
Accessed from the driveway and currently used as additional storage, with the potential to be incorporated with the adjoining storage room.

FIRST FLOOR LANDING
With radiator, power point, double-glazed UPVC window, access to the loft space and useful storage cupboard above the stairs.

BEDROOM ONE
11'10" x 8'11" (3.61m x 2.72m)
A generous double bedroom with radiator, power points, recessed area suitable for wardrobes and rear aspect double-glazed UPVC window.

BEDROOM TWO
12'7" x 9'9" (3.84m x 2.97m)
A further double bedroom with radiator, power points and front aspect double-glazed UPVC window.

BEDROOM THREE
10'3" x 7'9" (3.12m x 2.36m)
A third double bedroom with radiator, power point and rear aspect double-glazed UPVC window.

BEDROOM FOUR
9'9" x 7'5" (2.97m x 2.26m)
A fourth double bedroom with radiator, power points and front aspect double-glazed UPVC window.

BATHROOM
5'7" x 6'10" (1.70m x 2.08m)
Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC. There is also a heated towel rail, tiled walls and side aspect double-glazed UPVC frosted window.

OUTSIDE
To the front of the property is a block-paved driveway providing off-road parking for two vehicles, with gated access leading into the rear garden.
The rear garden is a particularly good feature, occupying a generous plot and offering a low-maintenance outdoor space. Predominantly block paved and arranged over two tiers, the garden is enclosed by fencing and benefits from retaining walls, providing an excellent space for seating, entertaining and general outdoor use.

SERVICES
Mains electric, water, 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
Severn Trent. Rates - To be confirmed.

LOCAL AUTHORITY
Council Tax Band: D
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 turning right onto Old Station Way, continue along taking the third turning right into Fairways Avenue and take the first turning right into Nash Wash where the property can be found 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)