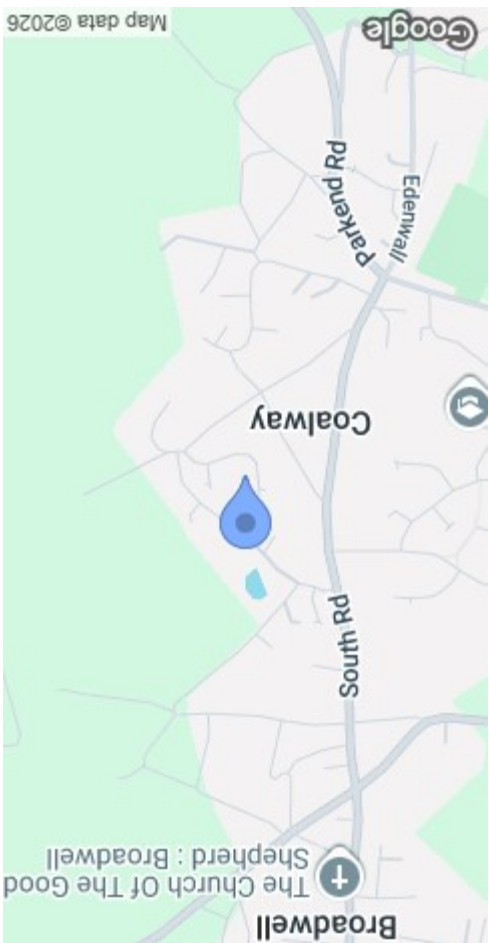




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

| England & Wales | |
|--------------------------|--|
| Energy Efficiency Rating | Environmental Impact (CO ₂) Rating |
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |



4 Forsdene Walk
 Coalway, Coleford GL16 7JZ

£350,000

A DETACHED TWO BEDROOM BUNGALOW ENJOYING AN ENVIABLE POSITION, LIGHT SPACIOUS AND AIRY ACCOMODATION, SEPERATE UTILITY ROOM, GENEROUS DRIVEWAY AND LOW MAINTENANCE SOUTH FACING GARDEN, ALL OFFERED WITH NO ONWARD CHAIN.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public Houses, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Property is accessed via a part double glazed UPVC frosted door into:

ENTRANCE HALLWAY

14'9 x 7'2 (4.50m x 2.18m)

Built in shoe mat, wood effect flooring, high vaulted ceilings, double doors into built in storage, door into a further built in storage cupboard, high vaulted double glazed UPVC window, power points, radiator, door into:

KITCHEN

13'8 x 13'0 (4.17m x 3.96m)

Recently refitted with a range of wall, draw and base mounted units, integrated appliances to include: a double oven, four ring electric hob with glass splashback and extractor fan above, one and a half bowl single drainer sink unit with mixer tap above, built in dishwasher, floor to ceiling pantry cupboards, pull out pan draws, part tiled walls, power points, appliance points, inset ceiling spot lights, radiator, space for table and chairs, wood effect flooring, front aspect double glazed UPVC window. Opening through into:

CONSERVATORY

12'4 x 8'7 (3.76m x 2.62m)

Continuation of wood effect flooring, radiator, power points, double glazed glass roof with remote control operated blinds, double glazed UPVC sliding doors into Rear Garden with built in blinds and fitted fly screens, a UPVC double glazed door leads into:

UTILITY ROOM

12'3 x 8'4 (3.73m x 2.54m)

Base mounted units, rolled edge work tops, space and plumbing for washing machine and dryer, space for fridge/freezer, power points, appliance points, door into:

CLOAKROOM

Low level W.C, vanity wash hand basin, extractor fan.

From the Utility room a door gives entry into:

STORE ROOM

Roof light, power points, accessed via Up and Over garage door.

LOUNGE

17'3 x 13'10 (5.26m x 4.22m)

Feature fireplace with an inset electric fire, power points, television point, high vaulted ceilings, exposed roof timbers, radiator, Rear aspect double glazed UPVC sliding doors with fitted fly screens, elevated UPVC double glazed windows.

From the Entrance Hallway a door gives access to:

BEDROOM ONE

13'10 x 9'9 (4.22m x 2.97m)

Radiator, power points, double doors into built in wardrobes, front aspect double glazed UPVC window.

BEDROOM TWO

9'10 x 7'2 (3.00m x 2.18m)

Radiator, power points, sliding mirror doors into built in wardrobe, side aspect double glazed UPVC window.

BATHROOM

9'7 x 8'5 (2.92m x 2.57m)

Bath with mains shower over, low level W.C, vanity wash hand basin, heated towel rail, door into an Airing Cupboard housing a Worcester combi boiler, inset ceiling spotlights, two side aspect double glazed UPVC windows.

OUTSIDE

To the front of the property there is a part block paved, part tarmac driveway providing off road parking for 4 vehicles, access to the Up and Over Garage doors, gated access to the side leads into the Rear Garden.

To the rear of the property is the low maintenance south facing garden, large sandstone patio seating area, low brick wall edging, enclosed by fencing, artificial lawn, outdoor lighting, two wooden garden shed, outside power points, garden tap.

SERVICES

Mains water, electric, 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 - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

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 and turn right signposted Lydney/Chepstow. Proceed up the hill and take the first left into Lords Hill. Continue up the hill which in turn leads into Coalway Road passing Bells golf course on the right hand side and follow the road to the cross roads. Turn left at the Eskimarket into New Road, then right into Old Road. Follow the road along and turn left into Forsdene Walk. No. 4 can be located on the 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)

AWAITING VENDOR APPROVAL

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

