



An immaculately presented and maintained, spacious three bedroom semi detached home with large driveway and single garage; formally rented out for many years by the current vendors and offered with NO onward chain.

The property has undergone thorough modernisation throughout to include; upgrading of kitchen, bathroom, flooring, windows and more, resulting in the perfect opportunity for a investor, first time buyer, or someone looking to downsize.

Internally comprising; entrance porch, living room, kitchen/dinner and at first floor, three bedrooms and a bathroom. Externally, there are front and rear gardens, a large driveway and a single garage.

This property is set in a beautiful location in the heart of the Forest of Dean, and is within walking distance from Coleford Town's amenities. The Clock Tower in Coleford is iconic and adds to the Town's history and beauty. The Town also hosts the ever popular Coleford Music Festival, bringing music and community together to celebrate life. Coleford boasts a wide range of amenities to include: a cinema, two golf courses, shops, restaurants, cafes, hotels, primary and secondary schools and doctor's surgery. The market towns of Lydney (7.1 miles) and Monmouth (5.8 miles) are easily accessible, also offering a wide range of amenities.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: B (Forest of Dean District Council)

Tenure: Freehold

Entrance porch

Access into living room.

Living room

Window to front, feature fireplace, Lvt flooring, understairs cupboard, radiator.

Kitchen/diner

Fitted units at wall and base level, space for washing machine, dish washer, freestanding cooker. integrated fridge/freezer, sink with drainer, breakfast bar, tiled splash backs, French doors, window to rear garden, Lvt flooring, radiator.

FIRST FLOOR:

Window to side, airing cupboard with boiler, loft access.

Bedroom 1

Window to front, wardrobe, carpeted floor, radiator.

Bedroom 2

Window to rear, carpeted floor, radiator.

Bedroom 3

Window to front, fitted cupboard, carpeted floor, radiator.

Bathroom

Three piece suite comprising; WC, wash hand basin with vanity unit, bath with overhead shower and screen, tiled splash backs, heated towel rail, window to rear garden, vinyl flooring.

Garage

Single garage with power supply.

Garden

Garden to front and rear; predominately laid to lawn with patio area. Garden shed located to rear and a mixture of hedge row and fenced boundaries.

Services

All mains services believed to be connected. Interested parties will make their own enquires.

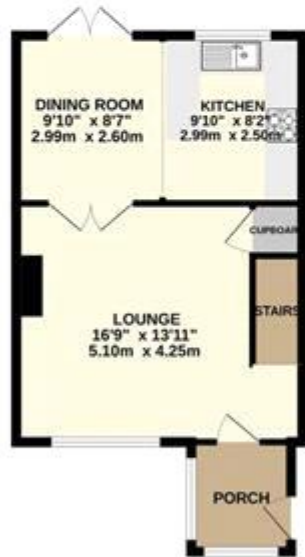
Viewings

By prior appointment with Hills.

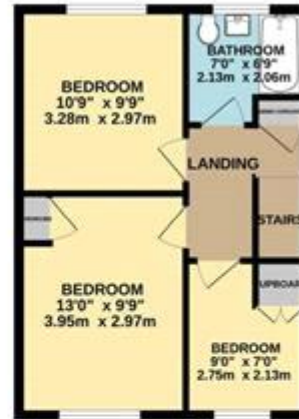


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.5 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.