



At first glance

- 2 bedrooms
- Bungalow
- Close to local amenities
- Enclosed garden to rear
- Ideal location
- Offered with NO onward chain
- Off-road parking
- Scope for modernisation

In detail

A well-loved two bedroom semi-detached bungalow offering off-road parking, detached single garage, and enclosed and low maintenance gardens, situated in an ideal location close to local amenities. Offered with NO onward chain.

This property is the perfect purchase for those looking to downsize or for those looking for the convenience of a bungalow in a great location. It is also ideal for those looking to put their own stamp on a property by offering endless possibilities to modernise and make one's own. Offering fantastic storage space on the first floor, one could also utilise this space as extra living accommodation (subject to the necessary consents).

Internally, this property comprises; entrance hall, kitchen (with space for dining table or breakfast bar), lounge, two bedrooms and a shower room.

Externally, there is gated access to the property where there is parking and a covered car port area which is currently utilised as a covered seating area. There is a single garage and low maintenance gardens.

This property is set in a beautiful location in the heart of the Forest of Dean, and is within close 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

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to kitchen, shower room, lounge and two bedrooms.

Kitchen

Fitted units at eye and base level with worktop space, tiled flooring, space for cooker, sink unit with drainer, space for freestanding fridge freezer, space and plumbing for washing machine and slimline dishwasher, tiled splash backs, wall mounted boiler, windows to front and side aspects.

Lounge

Carpeted flooring, feature fireplace, window to front aspect, radiator.

Bedroom 1

Carpeted flooring, window to rear aspect, radiator, built-in wardrobe.

Bedroom 2

Carpeted flooring, window to rear aspect, radiator.

Shower

Walk-in shower enclosure, WC, wash hand basin, tiled splash backs, radiator, window to side aspect.

FIRST FLOOR:

Storage room

The first floor benefits from plenty of storage space.

With the necessary planning consents, this space could be utilised as extra living accommodation.

Outside

The property can be accessed via a gated driveway, where there is parking behind and a covered area for outdoor seating or for storage use.

There is a single detached garage to the rear with plenty of additional storage space and the rear garden is laid to both patio and lawn and offers plenty of space for outdoor entertainment. There are a variety of bushes, trees, shrubs and plants and the space is enclosed.

Services

Mains water, electric, gas and drainage connected.

** The services and heating system, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: B

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.





Town and Country



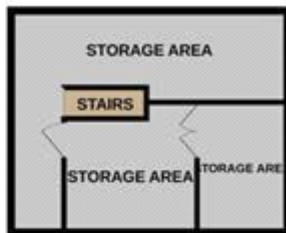
Commercial

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
1389 sq ft (128.1 sq m) approx.

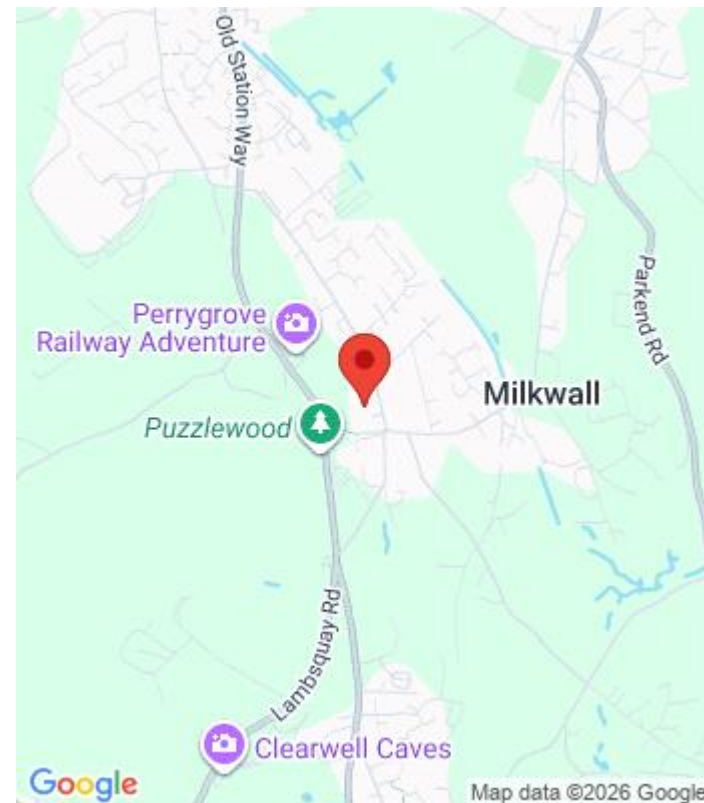


1ST FLOOR
221 sq ft (20.5 sq m) approx.



TOTAL FLOOR AREA: 1610 sq ft (148.6 sq m) approx.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	70	79

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.