



## At first glance

- 3 Bedrooms
- Extensive wrap around gardens
- Garage
- Offered with NO onward chain
- Off-road parking
- Prime location
- Scope for modernisation

## In detail

A spacious and well-loved three bedroom detached bungalow with large gardens which wrap around the property, driveway providing parking and garage with power and lighting supply, situated on the edge of woodland in a semi-rural location.

This property offers great opportunity for making a house their own, with endless possibilities for modernising throughout. The internal accommodation is generous and flexible, comprising; entrance hall, three bedrooms, bathroom, kitchen/diner, lounge, rear porch and storage room. Externally, there is parking on a private driveway with garage behind. The gardens are extensive and well-maintained, offering plenty of space to unwind and entertain outside.

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: C (Forest of Dean District Council )

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Private Garden





#### **Entrance hall**

#### **Bedroom 1**

#### **Bedroom 2**

#### **Bedroom 3**

#### **Bathroom**

#### **Lounge**

#### **Kitchen/diner**

#### **Rear hall**

#### **Storage room**

#### **Outside**

There is a driveway to side with garage behind, and there are lawned gardens which wrap around the property and are enclosed by hedging. There is a wonderful outlook from the rear with views overlooking woodland.

#### **Services**

Mains water, drainage, gas, and electric connected to the property.

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

#### **Viewings**

By prior appointment with Hills.

#### **Rates**

Council Tax Band: C

Please refer to [https://www.counciltax.info/council/forest\\_of\\_dean](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/fitings 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  
1250 sq.ft. (116.1 sq.m.) approx.



TOTAL FLOOR AREA: 1250 sq.ft. (116.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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.