

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.

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£227,500

A CHARMING AND CHARACTERFUL THREE-BEDROOM COTTAGE offering spacious and versatile living accommodation, with a wealth of attractive character features including EXPOSED BRICKWORK, EXPOSED BEAMS AND THUMB-LATCH DOORS. The property offers a warm and individual feel throughout, complemented by a spacious kitchen, useful storage areas and well-proportioned rooms. Externally, there is a GOOD-SIZED REAR GARDEN, together with a SINGLE GARAGE and DRIVEWAY PARKING FOR 4-5 VEHICLES.

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.



ENTRANCE HALL

Accessed via a uPVC front door, providing useful space for coats, shoes and everyday storage. Doors lead through to the living room and kitchen.

LIVING ROOM

(14'05 x 10'09) ((4.27m'1.52m x 3.05m'2.74m))

A well-proportioned reception room featuring an attractive exposed brick feature wall with electric fire beneath and exposed ceiling beams, creating a characterful cottage-style feel. uPVC double-glazed window to the front with fitted shutters. Wooden flooring.

KITCHEN

(14'05 x 10'01) ((4.27m'1.52m x 3.05m'0.30m))

Fitted with a range of base, drawer and wall-mounted units with contrasting black work surfaces. Integrated inset one-and-a-half bowl sink unit with mixer tap over. Range-style cooker comprising gas hob and electric oven. Plumbing and space for washing machine and dishwasher, together with under-worktop fridge and freezer. Wall-mounted gas-fired boiler housed within a cupboard. Inset spotlights and power points. uPVC double-glazed window to the rear. The room benefits from tiled flooring and character panelling. A useful, recessed storage area provides additional base and wall-mounted cupboards and power points. Further under-stairs storage cupboard.

SHOWER ROOM

Fitted with a shower enclosure with mains-connected shower, low-level WC and wash hand basin with cupboards beneath. Tiled walls and flooring. uPVC double-glazed frosted window to the rear and extractor fan. Characterful thumb-latch door.

FIRST FLOOR LANDING

Characterful landing with exposed beam, decorative panelling and uPVC double-glazed window to the rear. Access to the loft space and useful over-stairs storage with power point.

BEDROOM ONE

(11'06 x 10'01) ((3.35m'1.83m x 3.05m'0.30m))

A good-sized double bedroom with uPVC double-glazed window to the front and fitted shutters. Character features include exposed beams and a thumb-latch door.

BEDROOM TWO

(8'01 x 7'11) ((2.44m'0.30m x 2.13m'3.35m))

A further double bedroom with uPVC double-glazed window to the rear, fitted shutters and thumb-latch door.

BEDROOM THREE

(11'05 x 7'03) ((3.35m'1.52m x 2.13m'0.91m))

A versatile additional room currently utilised as a workshop, but offering potential for use as a bedroom, home office or hobby room, subject to requirements. uPVC double-glazed window to the front with fitted shutters and thumb-latch door.

BATHROOM

(6'00 x 5'00) ((1.83m'0.00m x 1.52m'0.00m))

Fitted with a walk-in shower enclosure with mains-connected shower, low-level WC and wash hand basin with cupboards beneath. Fully tiled walls and tiled flooring. uPVC double-glazed frosted window to the rear.

OUTSIDE

FRONT:

A small, enclosed porch area provides access to the front entrance, with a pedestrian pathway providing access to the pavement.

REAR:

The property occupies a good-sized plot. A uPVC double-glazed door from the kitchen opens onto a courtyard-style area with steps leading up to the main garden. The garden is predominantly laid to lawn with raised borders and benefits from a stone wall to one side, creating a cottage-garden feel. The garden is partially enclosed by fencing, with some sections requiring attention. Outside tap and external lighting. The garden includes a summer house and large green storage container both of which are to remain.

GARAGE

A single garage is accessed via an up-and-over door or side door. There are also two wooden sheds, which are to remain. A substantial driveway provides parking for approximately 4 cars.

AGENTS NOTES

Please note that some personal belongings have been digitally removed from the photographs using AI for presentation purposes. The property itself remains unchanged.

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: B
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 and go straight over into Gloucester Road. Carry on along this road where the property can be located along on the right hand side as indicated via our For Sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)