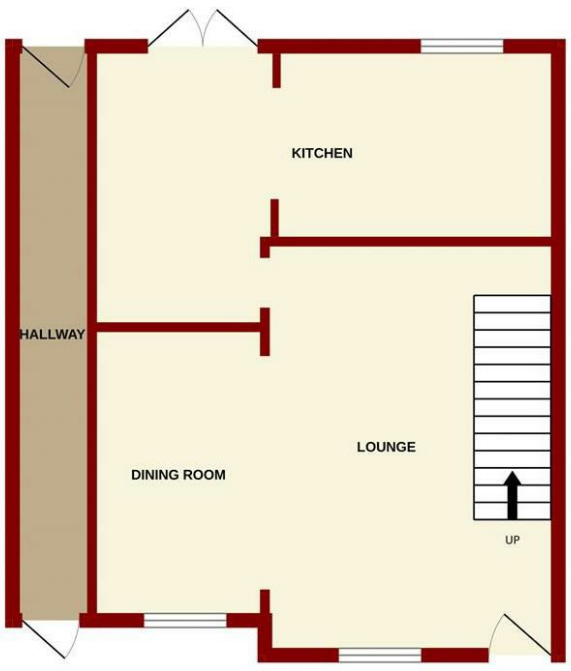
7 Chestnut Close
Mile End, Coleford GL16 7NG

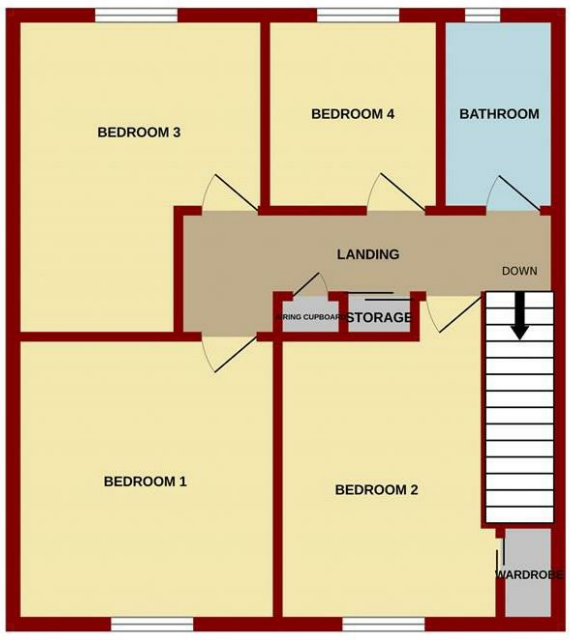
STEVE GOOCH
ESTATE AGENTS | EST 1985

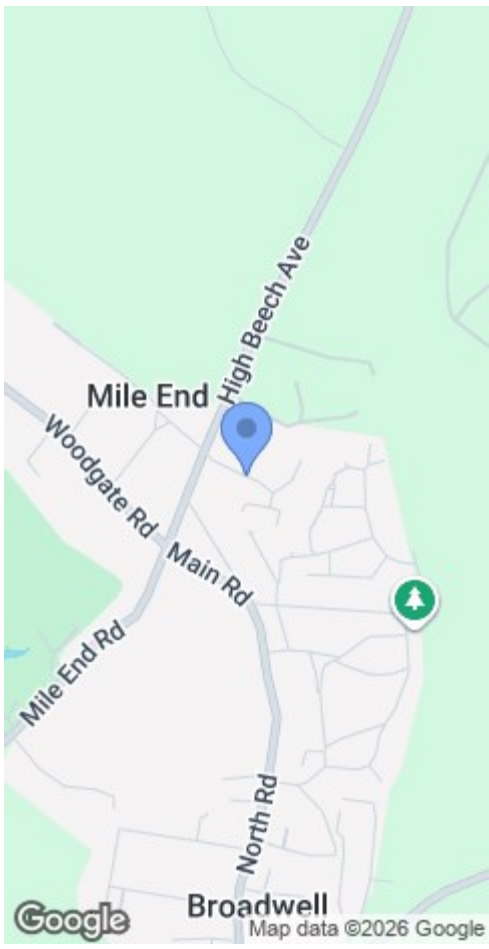


GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



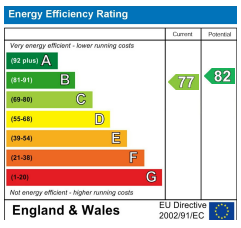
1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.

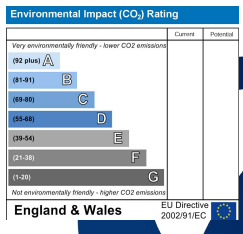




TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

£340,000

DECEPTIVELY SPACIOUS, EXTENDED FOUR BEDROOM SEMI-DETACHED HOME, situated in a QUIET CUL-DE-SAC LOCATION, enjoying SPACIOUS LOUNGE/DINING ROOM, MODERN L-SHAPE KITCHEN, SEPARATE UTILITY ROOM, GENEROUS ENCLOSED REAR GARDEN and OFF ROAD PARKING FOR SEVERAL VEHICLES.

Mile End is located just outside of the historic market town of Coleford in the delightful Forest of Dean. Coleford is 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 with further education, Leisure Centre (at the college campus) and two separate Golf Courses.















ENTRANCE
Approached via a partially glazed UPVC double glazed frosted entrance door into:

LOUNGE
11'10 x 16'07 (3.61m x 5.05m)
Front aspect UPVC double glazed window, three radiators, television point, power points and inset ceiling spotlights. Stairs lead to the first floor landing, with open access through to the kitchen.

DINING ROOM
6'11 x 11'10 (2.11m x 3.61m)
Front aspect UPVC double glazed window, radiator, television point, power points and inset ceiling spotlights.

L-SHAPE KITCHEN
19'09 x 11'08 (6.02m x 3.56m)
Rear aspect UPVC double glazed patio doors providing access to the rear garden, together with a further rear aspect UPVC double glazed window. Fitted with a range of wall, drawer and base units with work surfaces, incorporating a built-in oven, hob and extractor fan, stainless steel sink and drainer with mixer tap. Space for an American-style fridge/freezer, together with space and plumbing for a washing machine, tumble dryer and dishwasher. Tiled flooring, inset ceiling spotlights, power points and Glow-worm boiler.

FIRST FLOOR LANDING
Two large storage cupboards, inset ceiling spotlights and power points. Access to two loft spaces, one partially boarded and the other fully boarded. Doors lead to all four bedrooms and the family bathroom.

BEDROOM ONE
10'01 x 11'09 (3.07m x 3.58m)
Front aspect UPVC double glazed window, radiator, power points and lighting. Built-in wardrobe with hanging and shelving options.

BEDROOM TWO
8'09 x 13'08 (2.67m x 4.17m)
Front aspect UPVC double glazed window, radiator, power points and lighting.

BEDROOM THREE
10'01 x 11'09 (3.07m x 3.58m)
Rear aspect UPVC double glazed window, radiator, power points and lighting.

BEDROOM FOUR
6'10 x 7'06 (2.08m x 2.29m)
Rear aspect UPVC double glazed window, radiator, power points and lighting.

BATHROOM
4'09 x 7'10 (1.45m x 2.39m)
Rear aspect UPVC double glazed frosted window. Fitted with a panelled bath with taps, shower attachment and rainfall shower over, wash hand basin and close-coupled W.C. Further benefits include a heated towel rail, extractor fan, partially tiled walls and lighting.

OUTSIDE
To the front of the property is off road parking for several vehicles, alongside a decorative stone area and pathway leading to the entrance door. Outside power is also provided, together with a useful covered side passage connecting the front drive and rear garden, accessed via UPVC double glazed doors at either end.
The generous enclosed rear garden is arranged to provide a variety of spaces for relaxation and entertaining. Immediately adjoining the property is a decorative stone seating area, alongside a dedicated hot tub area with power supply, outside water tap and further patio seating area. Beyond this is a lawned section leading to an additional patio area at the rear. The garden is enclosed by fencing and further benefits from outside power and tap as well as a garden shed with power and lighting.

SERVICES
Mains - Water, Electricity, 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 - 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 Coleford town centre proceed to the traffic lights and continue straight over into Gloucester Road, proceed along this road out of the town and passing Forest Hills Golf Club on the left hand side, after a short distance turn right into Cedar Way then take the first turning left into Chestnut Close where the property can be found on the right 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)