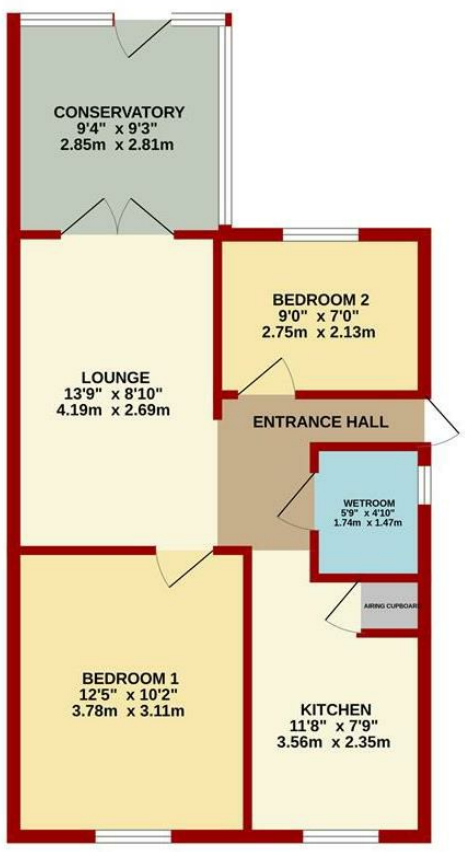
STEVE GOOCH
ESTATE AGENTS | EST 1985

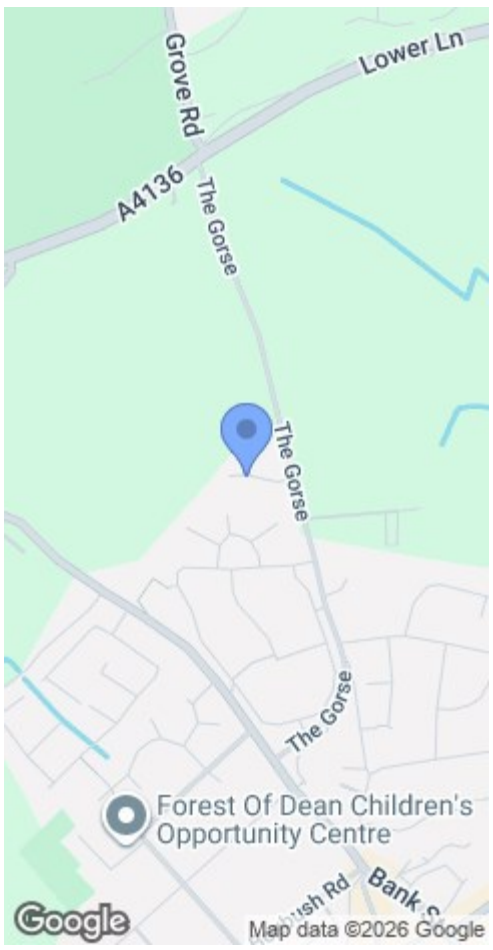
15 Lark Rise
Coleford GL16 8EP

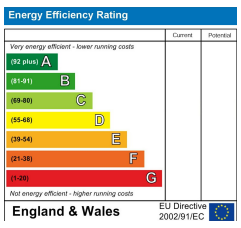


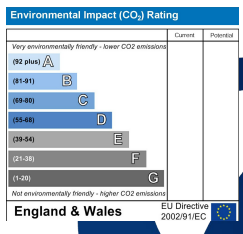
GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.6 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.

£200,000

TWO BEDROOM SEMI-DETACHED BUNGALOW, with OPEN PLAN LOUNGE, separate FITTED KITCHEN, CONSERVATORY and a WET ROOM. Outside, the property benefits from a driveway providing OFF-ROAD PARKING FOR TWO VEHICLES, a GARAGE and an enclosed, LOW-MAINTENANCE REAR GARDEN.

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 HALLWAY
Accessed via a double-glazed UPVC entrance door, with power points and access through to the lounge.

LOUNGE
13'9" x 8'10" (4.19m x 2.69m)
Featuring attractive wooden parquet flooring, radiator, power points, television point and double doors opening into the conservatory.

CONSERVATORY
9'4" x 9'3" (2.84m x 2.82m)
With tiled flooring, polycarbonate roof, radiator, rear and side-aspect double-glazed UPVC windows and a double-glazed UPVC door providing access to the rear garden.

KITCHEN
11'8" x 7'9" (3.56m x 2.36m)
Fitted with a range of base, wall and drawer-mounted units, rolled-edge worktops and a single-bowl, single-drainer stainless steel sink unit with mixer tap. Space and plumbing for a washing machine, space for a tumble dryer and fridge freezer. Further benefits include a radiator, part-tiled walls, power points, front-aspect double-glazed UPVC window and a useful airing cupboard housing the gas-fired combination boiler.

BEDROOM ONE
12'5" x 10'2" (3.78m x 3.10m)
With radiator, power points and front-aspect double-glazed UPVC window.

BEDROOM TWO
9'0" x 7'0" (2.74m x 2.13m)
With radiator, power points and rear-aspect double-glazed UPVC window.

WET ROOM
5'9" x 4'10" (1.75m x 1.47m)
Fitted with a mains-fed shower, wash hand basin and WC. Additional features include grab rails, tiled walls, ceiling spotlights, extractor fan and side-aspect double-glazed frosted UPVC window.

OUTSIDE
To the front of the property, a driveway provides OFF-ROAD PARKING FOR TWO VEHICLES, alongside a low-maintenance garden laid to decorative stone with mature shrubs. A pathway leads to the front entrance via a ramp, with an outside tap and access to the garage, which benefits from an electric roller door. The garage is understood to have power and lighting, along with a personal door providing access to the rear garden.

GARAGE
16'04 x 8'05 (4.98m x 2.57m)

REAR GARDEN
The enclosed rear garden has been designed with ease of maintenance in mind, featuring a raised decking seating area, pathway and artificial lawn, all enclosed by fencing.

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 are 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 turning left onto Bank Street. Continue along here taking the second right signposted Berry Hill. Continue up the hill turning left into Lark Rise where the property can be located on the left 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)