



STEVE GOOCH
ESTATE AGENTS | EST 1985



Plot 1 Coleford Road St Briavels GL15 6TW

- Three Bedroom Semi-Detached House
- Double Glazing, Central Heating
- Enclosed Gardens
- Off Road Parking, Garage
- Being Offered With No Onward Chain



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Residential Sales | Residential Lettings | Auctions | Surveys

£285,000

EPC rating G

THREE BEDROOM SEMI-DETACHED HOUSE benefiting from DOUBLE GLAZING, CENTRAL HEATING, OFF ROAD PARKING and BEING OFFERED WITH NO ONWARD CHAIN.

The village of St Briavels is a sought after location in the Forest of dean, offering local amenities to include primary school, church, castle and pub. It is high above the Wye Valley between Monmouth and Chepstow and although rural and peaceful is also easily accessible to the A40/A48 and the M4/M5/M50.

The accommodation comprises ENTRANCE HALL, LOUNGE, KITCHEN/DINER, CLOAKROOM STUDY. Whilst to the first FLOOR THREE BEDROOMS, MASTER with EN-SUITE FAMILY BATHROOM.

The property benefits from being a DOUBLE GLAZING, CENTRAL HEATING, ENCLOSED GARDENS, OFF ROAD PARKING, GARAGE BEING NO ONWARD CHAIN.

All in all, an internal viewing is highly recommended by the selling agents to appreciate what is on offer, the accommodation comprises as follows:

The property is accessed via upvc obscure glazed panel door leading into:

ENTRANCE HALL

Inset ceiling spotlights, radiator, stairs lead to the first floor, door to understairs storage cupboard. Door into:

LOUNGE 12'10" x 13'06" (3.91 x 4.11)

Ceiling lights, power points, TV point, radiator, side and front aspect.

KITCHEN/DINER 23'04" x 9'07" narrowing to 7'06" (7.11 x 2.92 narrowing to 2.29)

Inset ceiling spotlights, power points, TV point, cooker point, pervasion for radiator, rear aspect upvc double glazed panelled door with glazed window overlooking the rear garden. Glazed panel upvc French doors opening onto the garden.

CLOAKROOM

Inset ceiling spots, pedestal wash hand basin, close coupled W.C, radiator.

STUDY 9'01" x 6'05" (2.77 x 1.96)

Ceiling light, power point, radiator, TV point, front aspect upvc double glazed window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to roof space. Door into:

BEDROOM 1 12'05" x 9'11" (3.78 x 3.02)

Ceiling lights, power points, TV point, radiator, side and front aspect windows. Door to:

EN-SUITE

Inset ceiling stop lights, extractor fan.

BEDROOM 2 14'09" x 10'10" (4.50 x 3.30)

Ceiling light, power point, TV point, radiator, rear aspect upvc double glazed window enjoying far reaching views over forest and woodland.

BEDROOM 3 9'09" x 9'03" (2.97 x 2.82)

Ceiling light, power points, TV point, radiator, front aspect upvc double glazed window.

BATHROOM 8'02" x 7'07" (2.49 x 2.31)

Inset ceiling spot lights, extractor fan, radiator, wash hand basin, W.C, bath, shaver point, rear aspect upvc obscure double glazed window.

OUTSIDE

Small enclosed garden area with pathway leading to the front door.

REAR GARDEN

Small patio area, off road parking, garage.

Directions

From the Coleford office proceed to the traffic lights turning right onto Old Station Way, continue out of town signposted to St Briavels, up on entering the village of St Briavels there is a 30mph speed limit sign where the property can be found on the right hand side.

SERVICES

WATER RATES

To be confirmed.

LOCAL AUTHORITY

Council Tax Band: TBC
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 9.00am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEY

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

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.

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

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