



COALWAY

Guide price **£310,000**



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16 CROWN MEADOW

Coalway, Coleford, Gloucestershire GL16 7HF



Three bedroom detached house
Fitted kitchen
Garage and off road parking

16 Crown Meadow is a modern detached family House with Lounge, Dining area, Kitchen, Conservatory, ground floor Cloakroom, Three Bedrooms and family Bathroom. Benefits include double glazing, gas heating, Garage and off road parking, landscaped 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, Banks, 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.

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.

ENTRANCE HALL: radiator, doors to Lounge and Cloakroom.
LOUNGE: 15' 3" x 13' 2" (4.64m x 4.01m), window to front, radiators, stairs off, door to **DINING AREA:** 10' 1" x 8' 10" (3.07m x 2.69m), French doors to Conservatory, radiator, power points, open plan to

KITCHEN: 10' 1" x 6' 5" (3.07m x 1.95m), window to rear, fitted with an extensive range of colour coded base and eye level units, worktop space, tiled splashbacks, plumbing for automatic washing machine, extractor fan, power points.

CONSERVATORY: 15' 3" x 9' 8" (4.64m x 2.94m), well presented and glazed with double doors to garden.

CLOAKROOM: with WC, wash hand basin, radiator, window to front.

STAIRS TO FIRST FLOOR LANDING: with linen cupboard.

BEDROOM ONE: 11' 3" x 8' 11" (3.43m x 2.72m), window to front, built-in wardrobes, radiator.

BEDROOM THREE: 7' 7" x 6' 7" (2.31m x 2.01m), window to front, radiator.

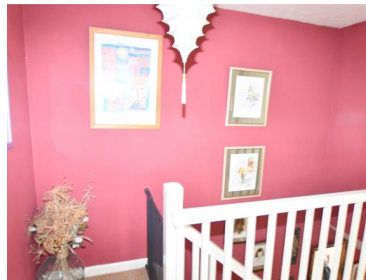
BATHROOM: modern three piece suite, shower over bath, wash hand basin in vanity unit, WC, heated towel rail, radiator, window to rear.

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KEY FEATURES

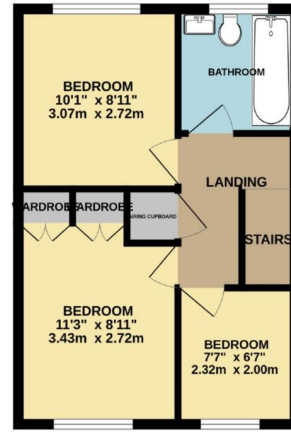
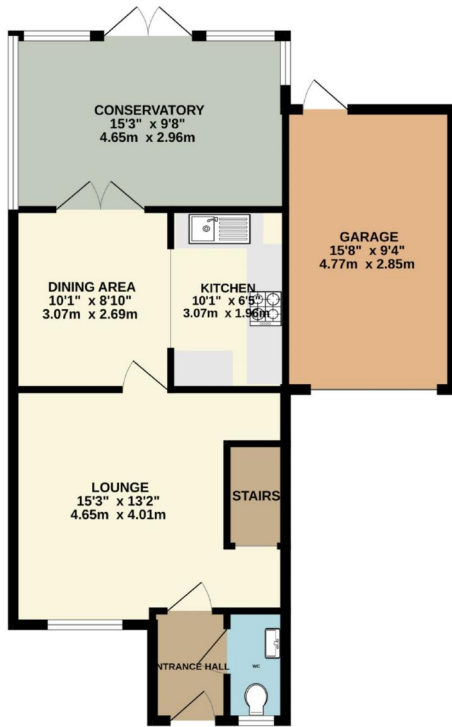
- Three bedroom detached house
- Fitted kitchen
- Garage and off road parking
- Landscaped garden
- Close to scenic walks
- Viewing advised



OUTSIDE: to the front a wooden picket fence encloses the ornamental garden, off road parking leading to the Garage. The rear garden is level and enclosed with mature shrubs of an ornamental nature, paved patio, private aspect.

GARAGE: 15' 8" x 9' 4" (4.77m x 2.84m), up and over door, personal door to rear.





TOTAL FLOOR AREA: 1047 sq.ft. (97.3 sq.m.) approx.

Whilst 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 mis-statement. 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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DIRECTIONS

What 3 Words- ///cloak.wants.germinate



INFORMATION

Postcode: GL16 7HF
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: mains
EPC: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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