



# COLEFORD

Guide price **£275,000**



# 41 POOLWAY PLACE

Coleford, Gloucestershire GL16 8DF



Comfortable single-storey living in a peaceful setting  
Bright Conservatory overlooking the garden  
Excellent garage and outdoor space



This charming bungalow offers comfortable, single-storey living with well-proportioned rooms and practical spaces throughout. Inside, the accommodation includes a welcoming hallway, a spacious living room, two good-sized bedrooms and a modernised bathroom fitted with a walk-in shower and heated towel rail.

To the rear, a bright conservatory provides an excellent additional reception space, enjoying views over the garden and offering a lovely place to relax or entertain. The detached double garage is particularly generous, with high ceilings and solid construction, making it ideal for storage, workshop space or everyday utility use.

Outside, the garden is neatly arranged with paved pathways, lawned areas and established flower borders, creating a pleasant outdoor space that is easy to maintain. Situated in a popular residential part of Coleford, the property is conveniently located for local amenities while still enjoying a peaceful setting.



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## KEY FEATURES

- Well-presented two-bedroom bungalow
- Bright and spacious conservatory
- Generous double garage with storage potential
- Attractive, large garden on corner plot
- Modernised bathroom with walk-in shower
- Popular residential location in Coleford



# STEP INSIDE



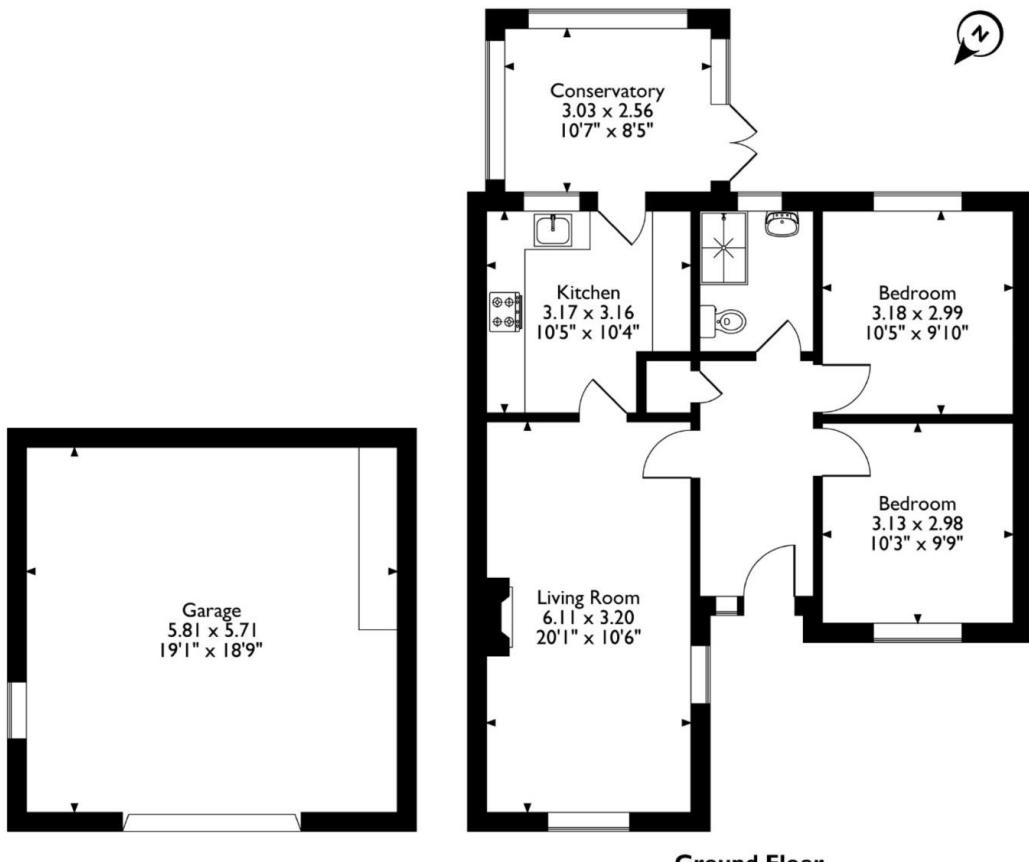
Entering the property, a carpeted hallway leads through to the main living areas and bedrooms, creating a comfortable and easy-flowing layout.

The living room is well sized and ideal for both everyday living and hosting guests.

Both bedrooms are generously proportioned, offering flexible use for guests, home working or additional storage.

The bathroom has been updated to provide modern fittings including a walk-in shower and practical storage.

**Approximate Gross Internal Area**  
**Main House = 71 Sq M/764 Sq Ft**  
**Garage = 33 Sq M/355 Sq Ft**  
**Total = 104 Sq M/1119 Sq Ft**



#### Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

A real highlight is the conservatory, which benefits from excellent natural light and offers direct access to the garden, making it a versatile space for dining, relaxing or enjoying the outlook all year round.

The detached garage provides further flexibility, whether for parking, storage or hobbies, and is easily accessible from the driveway and garden.

# STEP OUTSIDE



The garden is laid out to provide a mix of paved seating areas, lawn and flower borders, offering a pleasant and private space to enjoy throughout the seasons. The layout is both practical and attractive, making it ideal for outdoor dining, light gardening or simply relaxing. With easy access from the conservatory and side pathways, the garden feels like a natural extension of the living space.

## INFORMATION

Postcode: GL16 8DF  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: TBC

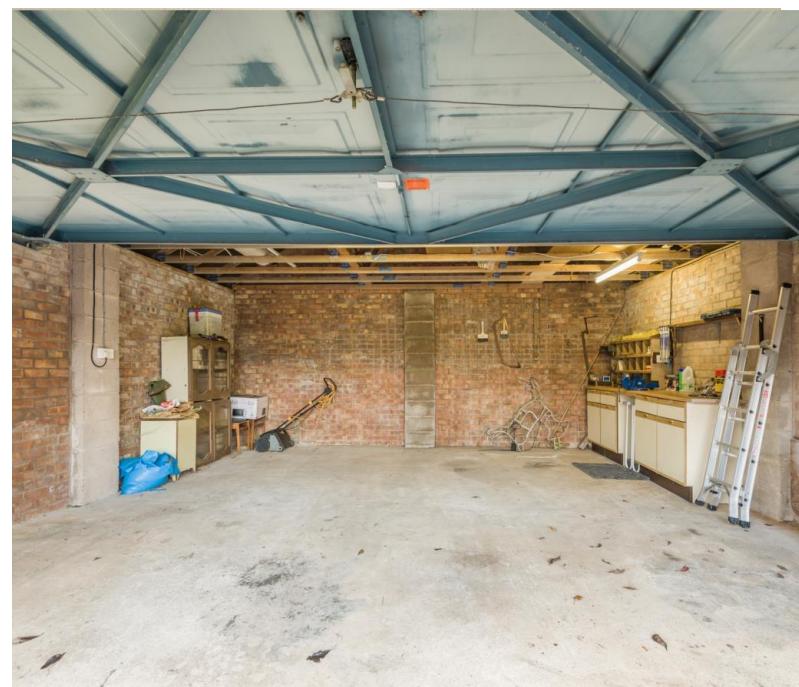




## DIRECTIONS

What3words: ///embellish.clouding.madder





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