



**FREEHOLD**

**£325,000**



**MEADOW RISE, LOWER LANE, FIVE ACRES, COLEFORD,  
GLOUCESTERSHIRE, GL16 7QN**

- DETACHED
- FAMILY BATHROOM
- LARGE GARDENS BACKING ONTO GOLF COURSE
- TWO BEDROOMS
- GAS CENTRAL HEATING
- GARAGE
- AMPLE PARKING

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# MEADOW RISE, LOWER LANE, FIVE ACRES, COLEFORD, GLOUCESTERSHIRE, GL16 7QN

## A SPACIOUS TWO BEDROOMED DETACHED BUNGALOW WITH LARGE GARDENS AND BACKING ONTO A GOLF COURSE.

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 door to -

**Porch:** 6' 9" x 5' 2" (2.06m x 1.57m), Glazed construction, tiled floor, door to -

**Hall:** 11' 8" x 7' 10" (3.55m x 2.39m), Radiator, cloak cupboard, airing cupboard, loft access.

**Lounge:** 21' 9" x 12' 0" (6.62m x 3.65m), Fireplace with potential for gas fire, two radiators, window to front, patio doors to rear.



**Kitchen/Diner:** 15' 4" x 9' 9" (4.67m x 2.97m), Fitted at wall and base level, sink unit, double oven with hob and hood over, tiled splash-backs, built-in cupboard, windows to front and side, door to -

**Side Porch:** Door to front, tiled floor, off which is -

**Utility:** Sink unit, window to rear.

**Bedroom One:** 11' 7" x 10' (3.53m x 3.05m), Window to rear, radiator, fitted wardrobes.



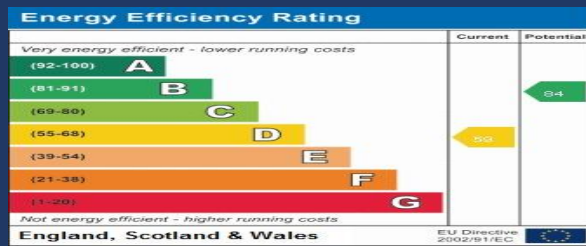
**Bedroom Two: 10' 0" x 8' 4" (3.05m x 2.54m),**  
Radiator, built-in wardrobe.

**Outside:** Gates lead on to a driveway providing ample parking leading to a garage. To the front is a lawn with various shrubs and hedge boundaries. Pedestrian access to rear gardens where there is a patio, lawned area then access to a further lawn area which is good sized and backs on the golf course with pleasant views.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**



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