



Newland
Coleford
Gloucestershire
GL16

Offers In Excess Of £435,000

bettermove

Coleford

Bettermove are proud to present this 3 bedroom terraced house in Newland.

This attractive cottage benefits from oil central heating throughout, with off street parking available both in the large detached garage and on-street by the front door.

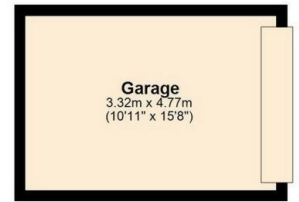
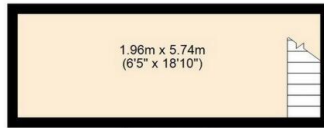
The council tax band is E.

The interior of this beautifully presented property comprises a spacious sitting-room, a good-sized dining room, a large farmhouse-style fitted kitchen, and an outhouse which includes a downstairs WC on the ground floor. The first floor consists of 3 bedrooms, a large sitting room/study and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

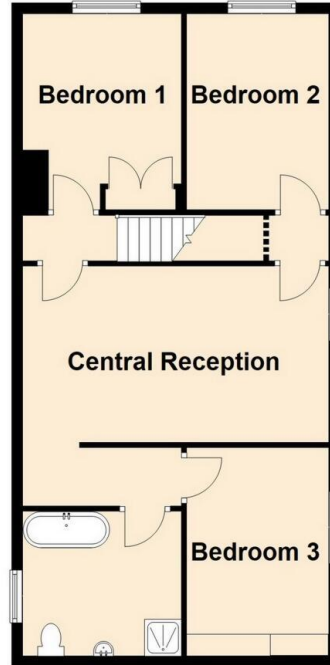
Located in this sought-after village of Newland, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent train services to Birmingham and to Cardiff are available at Lydney train station (8.4 miles), and a wide variety of bus routes are available from Coleford, and the A40 is within easy reach.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Total area: approx. 185.1 sq. metres (1992.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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