



FREEHOLD

£175,000



68 FAIRWAYS AVENUE, COLEFORD, GL16 8RJ

- ONE BEDROOM
- SHOWER ROOM
- ONE PARKING SPACE
- WALKING DISTANCE OF TOWN

- KITCHEN
- GARDEN
- NO ONWARD CHAIN

www.kjtresidential.co.uk

68 FAIRWAYS AVENUE, COLEFORD, GL16 8RJ

A ONE BEDROOM END TERRACE HOUSE WITHIN WALKING DISTANCE OF TOWN CENTRE AND BENEFITING FROM ONE CAR PARKING SPACE. NO ONWARD CHAIN.

ACCOMMODATION

Reception: Door to front.

Living Room: 14' x 11 with stairs to first floor, radiator and window to front. Glass panel door to:

Kitchen: 11' 0" x 7' 9" (3.35m x 2.36m), Range of base and eye level storage units, work top space incorporating single drainer 1½ stainless steel sink unit with hot and cold swivel tap over, cooker point, extractor hood, plumbing for automatic washing machine, tiled splash backs, textured ceiling, radiator, wood laminate flooring, window and door to rear.

Stairs to first floor landing : ,

Bedroom: 13' 0" x 9' 0" (3.96m x 2.74m), Radiator, fitted single wardrobe and window to front.



Shower Room: White three-piece suite with Triton tandem shower cubicle, close couple W.C, pedestal wash hand basin, radiator, airing cupboard with wall mounted gas fired boiler (hot water and central heating), window to rear.

Outside: Enclosed garden to the rear with patio and low maintenance garden and one car parking space.

Services: All main services connected to the property. The heating system and services where applicable have not been tested

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.



DIRECTIONS: From our Coleford office, take the 3rd exit off the clock tower and turn right at the traffic lights. Go past the low-level shopping area and take the first turning right into Fairways Avenue. The property can be found by following the numbers and a For Sale board.



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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

PASSIONATE
ABOUT
Property
SINCE 1982