



FREEHOLD

£165,000



40 FAIRWAYS AVENUE, COLEFORD, GL16 8RJ

- LIVING ROOM
- ONE BEDROOM
- ONE CAR PARKING SPACE
- SHED

- KITCHEN
- BATHROOM
- GARDEN
- WALKING DISTANCE TO THE TOWN CENTRE

www.kjtresidential.co.uk

40 FAIRWAYS AVENUE, COLEFORD, GL16 8RJ

A ONE BEDROOM END TERRACED HOUSE WITHIN WALKING DISTANCE FROM THE TOWN CENTRE, EXCELLENT FIRST TIME BUYER OR INVESTMENT PURCHASE. 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.

RECEPTION :

Door to front

LIVING ROOM: 14' 0" x 11' 0" (4.26m x 3.35m)

With stairs to first floor, radiator and window to front.

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 stainless steel sink unit with hot and cold swivel tap over, cooker point, plumbing for automatic washing machine, tiled splash backs, radiator, window and door to rear.

STAIRS TO FIRST FLOOR LANDING:

BEDROOM: 13' 0" x 9' 0" (3.96m x 2.74m), Radiator, double wardrobe and storage cupboard, window to front.

BATHROOM: White three-piece suite comprising of panel bath with shower unit over, close couple W.C, pedestal wash hand basin, airing cupboard with hot water tank with electric immersion and gas fired boiler



OUTSIDE: Single car parking space to the front of the property, with visitor parking available on first come first served basis, pedestrian access via gate to rear enclosed garden with generous patio area, lawn shrub, tree and garden shed.

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.

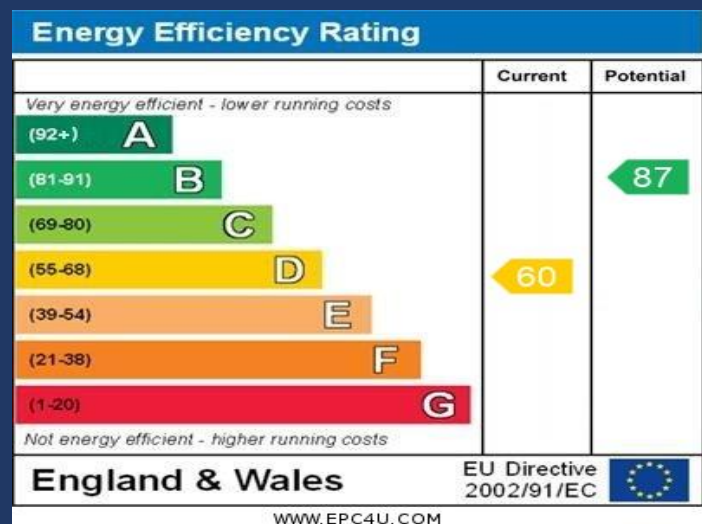




DIRECTIONS: From our Coleford Office, take the 3rd exit off the clock tower and turn right at the traffic lights. Go past the low-level shopping area and take the first turning right into Fairways Avenue. The property can be found by following the numbers.

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 833333



PASSIONATE
ABOUT
Property
SINCE 1982