



51 Lawdley Road

Coleford, Gloucestershire, GL16 8SA

£315,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this beautifully presented family sized home on a ample corner plot in a sought after area of Coleford. The home opens up to a spacious entrance hallway leading to the bright and airy lounge, modern fitted kitchen/diner and handy downstairs cloakroom. Upstairs there are four generous bedrooms, an en-suite shower room to the master bedroom and a family bathroom. The property benefits from garage, off road parking and good size garden to the side. VIEWING HIGHLY RECOMMENDED.

The property is within walking distance of Coleford and has many amenities to include independent shops and cafes, a cinema, a library, supermarkets, schools and transport links to the nearby towns and villages.



Approached via a UPVC double glazed door into:

Entrance Hallway:

10'0" x 6'3" (3.06m x 1.93m)

Double panelled radiator, telephone point, consumer unit, stairs to first floor and door to lounge, kitchen/diner and cloakroom.

Lounge:

19'6" x 11'1" (5.95m x 3.38m)

UPVC double glazed bay fronted window to the front and side aspect, TV point, telephone point, power & lighting, double panelled radiator.

Kitchen/Diner:

19'7" x 10'11" (5.99m x 3.34m)

A range of base, wall and drawer units with rolled edge worktops, one and a half bowl stainless steel sink unit with mixer tap, kitchen island with breakfast bar, built in electric oven, four ring electric hob, extractor fan, dishwasher, TV point, power and lighting, radiators, UPVC double glazed windows to the front & side aspect, UPVC double glazed French doors leading out to the garden.

Utility Area:

Wall mounted storage cupboard housing gas fired boiler, space & plumbing for washing machine & tumble dryer.

Cloakroom:

4'8" x 3'2" (1.44m x 0.98m)

W.C., pedestal wash hand basin, radiator, extractor fan, vinyl flooring.

First Floor Landing:

12'4" x 6'2" (3.78m x 1.88m)

Doors to all bedrooms and bathroom.

Bedroom One:

10'7" x 10'2" (3.24m x 3.10m)

UPVC double glazed window to front aspect, double panelled radiator, built in wardrobes with hanging rail, shelving & mirrored sliding doors, TV point, power & lighting, door to en-suite.

En-Suite Shower Room:

5'1" x 9'3" (1.57m x 2.84m)

Shower cubicle with shower over, W.C., wash hand basin, party tiled walls, vinyl flooring, double panelled radiator, shaver socket, extractor fan, mirrored wall cabinet, UPVC double glazed window to side aspect.

Bedroom Two:

11'2" x 9'4" (3.40 x 2.84)

UPVC double glazed window to side aspect, double panelled radiator, TV point, power & lighting.

Bedroom Three:

9'11" x 8'1" (3.02 x 2.46)

UPVC double glazed window to front aspect, double panelled radiator, TV point, power & lighting.

Bedroom Four:

9'10" x 6'11" (3.00 x 2.11)

UPVC double glazed window to front aspect, double panelled radiator, TV point, power & lighting.

Bathroom:

6'4" x 5'11" (1.93 x 1.80)

White suite comprising of panelled bath with shower attachment and shower screen, W.C., wash hand basin, vinyl flooring, extractor fan, heated towel rail, mirrored wall cabinet, partly tiled walls.

16'7" x 8'5" (5.05 x 2.57)

Up and over door.

Outside:

To the front of property you will find a corner garden with decorative chippings, attractive shrubs and walling, there is a fence with a pedestrian gate leading to steps to the front door, to the side there is off road parking leading to the garage with a security lighting. There is a pedestrian gate giving access to the garden which is enclosed by walling and fencing, patio area with space for seating, raised decking with more seating, lawned area, water butt, security lighting and outside tap.

Garage:



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



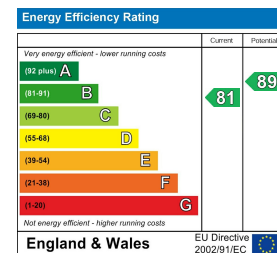
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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