



25 Newland Street
Coleford, Gloucestershire, GL16 8AJ

£249,950

2 1 1 G

A set of four green icons: a bed for 2 bedrooms, a bathtub for 1 bathroom, a sofa for 1 living room, and a garage symbol for 1 garage.

VIRTUAL TOUR AVAILABLEREQUIRES MODERNISATION & UPDATING***NO ONWARD CHAIN***

We are excited to offer this brilliant opportunity to purchase this fantastic plot with large garden situated near to Coleford town centre. The detached property benefits from two double bedrooms and shower room upstairs, downstairs there is a spacious lounge with electric fireplace and kitchen. There is plenty of potential and scope with this home, call to book your viewing now!

Coleford town centre is within walking distance and has many amenities to include supermarkets, a cinema, a library, public houses and independent cafes and shops, there are great transport links to the nearby towns and villages as well.



Approached via UPVC double glazed door into:

Entrance Hallway:

6'11" x 7'2" (2.11m x 2.20m)

Tiled flooring, power and lighting, stairs to first floor, doors to lounge and kitchen.

Lounge:

21'2" x 9'9" (6.47m x 2.98m)

Two double glazed windows to front aspect, one single glazed window to rear aspect, electric fireplace with stone surround, power and lighting.

Kitchen:

14'10" x 9'10" (4.53m x 3.01m)

A range of base units, wall units and drawers, worktops, stainless steel sink with drainer unit, space & plumbing for washing machine, space for oven, space for tumble dryer, space for fridge/freezer, tiled splashbacks, vinyl flooring, single glazed window to rear aspect, double glazed window to front aspect, power and lighting.

First Floor Landing:

Smoke alarm, double glazed window to front aspect, power and lighting, doors to bedrooms and bathroom, loft access.

Bedroom One:

15'1" x 9'10" (4.60m x 3.02m)

Double glazed window to front aspect, fitted wardrobes, power and lighting.

Bedroom Two:

12'0" x 9'11" (3.67m x 3.04m)

Double glazed window to front aspect, power and lighting.

Shower Room:

6'0" x 6'8" (1.83m x 2.05m)

Walk in double shower with electric shower and glass screen, wash hand basin, W.C., wall slabs, double glazed frosted window to front aspect, power.

Storage Room:

12'2" x 10'0" (3.72m x 3.07m)

Outside:

The front of the property is approached via a pedestrian gate leading up a pathway to the property. The large gardens are separated into sections, there is a large enclosed patio area right outside the front door, then pathways lead to the storage room and the summer house, there are plenty of mature shrubs and bushes around the lawned area. The garden does require some maintenance.



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Tenanted Properties – 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.

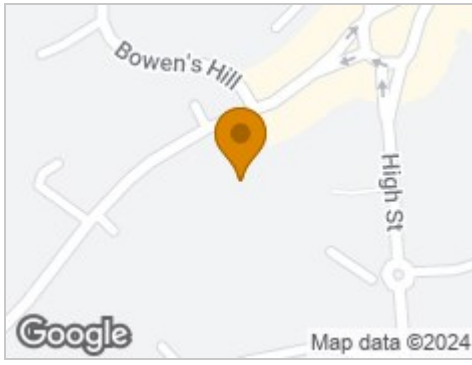
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval 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.

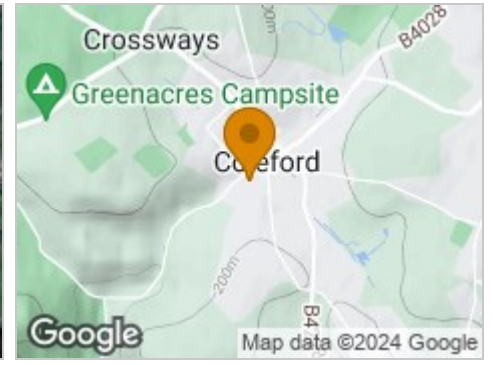
Road Map



Hybrid Map



Terrain Map



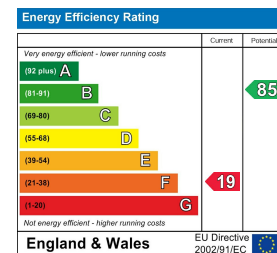
Floor Plan



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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