



58 Fairways Avenue

Coleford, Gloucestershire, GL16 8RJ

£179,950



VIRTUAL TOUR AVAILABLE Dean Estate Agents are pleased to present this two bedroom mid terraced property perfect for investors or first time buyers! This property offers a large lounge/dining room, kitchen, two good sized bedrooms, a bathroom upstairs and ample storage throughout. There is also allocated off-road parking.

Situated in Coleford you are a short walk away from local amenities such as supermarkets, doctor surgeries, dentists, cafes, great bus links and many more!! Being in the Forest of Dean you also have the woods on your doorstep!



Approached via UPVC front door into:

Entrance Hallway:

5'1" x 3'10" (1.56 x 1.18)

Single panelled radiator, thermostat, shelving, stairs to first floor landing, tiled flooring, power and lighting, door to lounge/diner.

Lounge/Diner:

16'7" x 11'9" (5.07 x 3.59)

Two single panelled radiators, double glazed UPVC window to front aspect, power and lighting, door to kitchen.

Kitchen:

7'10" x 11'8" (2.39 x 3.56)

A range of eye level and base units, gas hob and oven, boiler, space and plumbing for washing machine, space for fridge/freezer, double glazed UPVC window to rear aspect, UPVC frosted glass door to garden.

First Floor Landing:

5'8" x 2'6" (1.74m x 0.78m)

Doors to both bedrooms and bathroom, power and lighting, loft access, smoke alarm.

Bedroom One:

11'6" x 8'9" (3.51 x 2.67)

Double glazed UPVC windows to front aspect,

power and lighting, single panelled radiator, built in wardrobe, alcove storage over the stairs.

Bedroom Two:

10'8" x 6'9" (3.26 x 2.07)

Single panelled radiator, double glazed UPVC window to rear aspect, power and lighting.

Bathroom:

7'9" x 4'9" (2.38 x 1.45)

W.C., hand wash basin with built in storage above, panelled bath with electric shower over, single panelled radiator, frosted UPVC double glazed window.

Outside:

To the front of the property you will find one allocated off-road parking space, there is a lawned area and footpath leading to the front door.

The the rear you will find an enclosed garden with slate chippings to begin with, this will lead to the lawned area. Beyond this you will find a patio area perfect for table and chairs. There is access round to the front via a gate.



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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.

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.

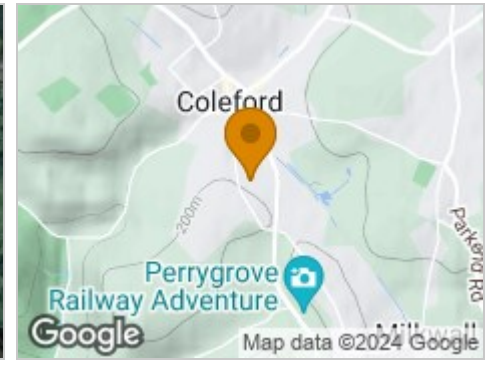
Road Map



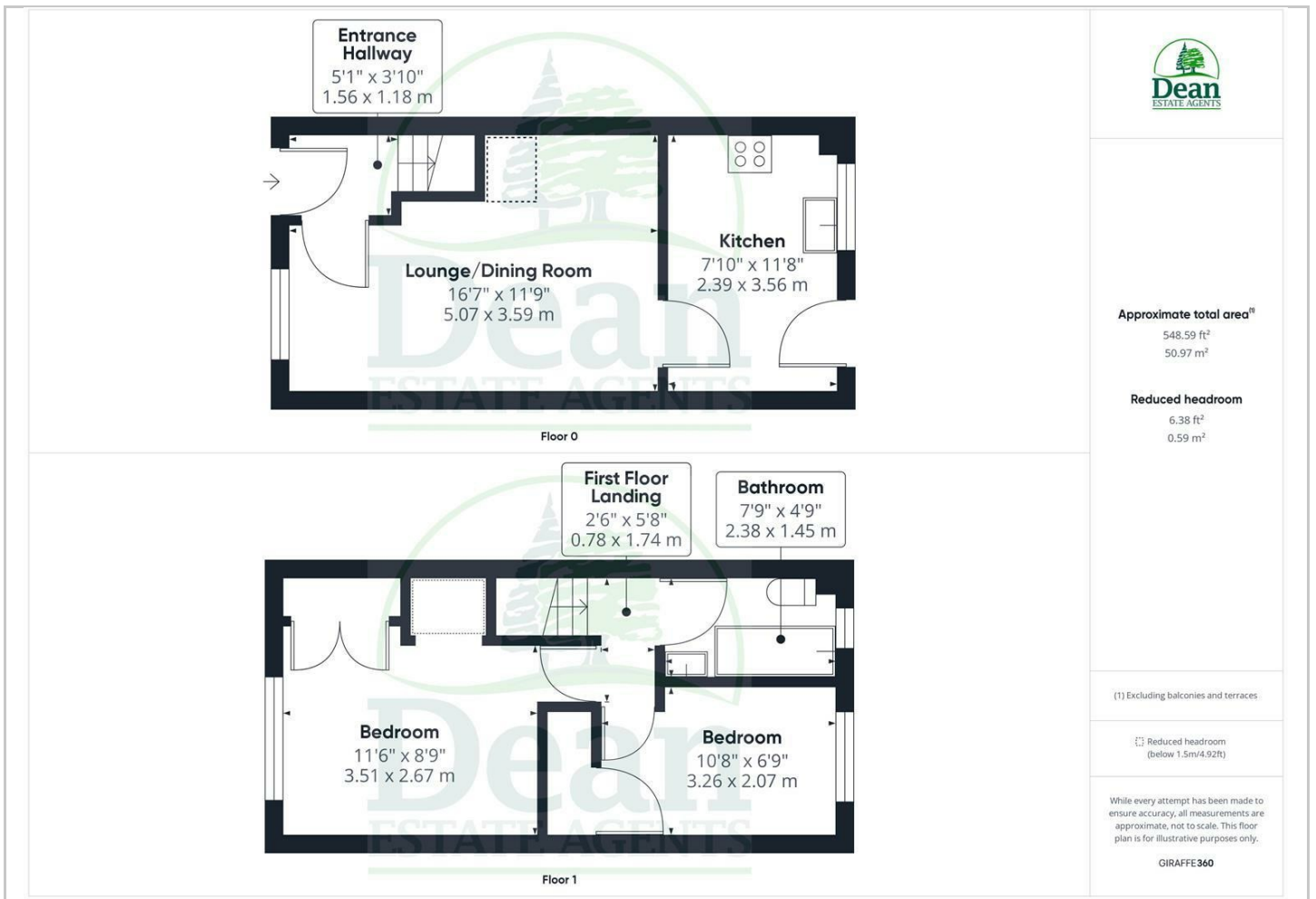
Hybrid Map



Terrain Map



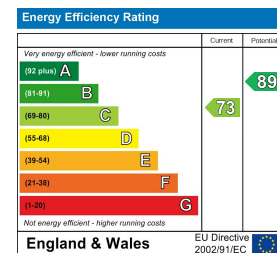
Floor Plan



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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