



30 Cadora Way

Coleford, Gloucestershire, GL16 8ET

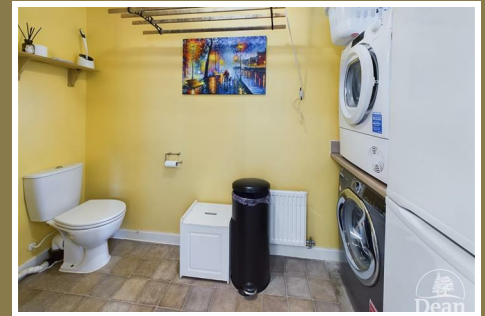
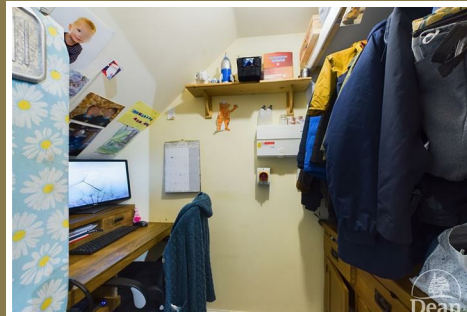
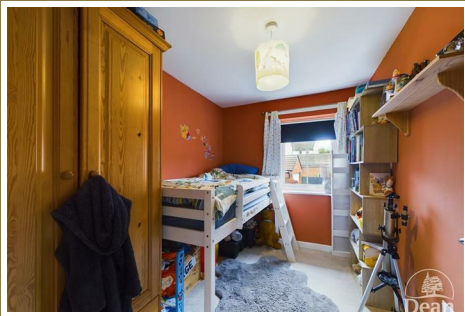
£259,000



VIRTUAL TOUR AVAILABLEVIEWING HIGHLY RECOMMENDED*** Dean Estate Agents are delighted to offer for sale this beautifully presented family home with allocated parking and low maintenance front & rear gardens in a sought after development.

As you enter through the front door you are greeted with an entrance hallway leading to the first-floor landing and a door to the warm and cozy lounge, the spacious kitchen/dining room is situated at the rear of the property with a door out to the garden. The downstairs benefits from a large cloakroom/utility room and separate office space. Upstairs the three bedrooms are all light and airy and the family bathroom includes a panelled bath with shower over.

The town of Coleford has many amenities including independent shops and cafes, a cinema, supermarkets, and a library. There are fantastic transport links to the neighboring towns and villages.



Approached via UPVC double glazed front door into:

Entrance Hallway:

7'10" x 4'9" (2.39m x 1.45m)

High ceilings, lighting, door to the lounge, stairs to the first floor.

Lounge:

14'7" x 11'6" (4.47m x 3.52m)

UPVC double glazed window to front aspect, a feature eclectic fire place, wooden flooring, power and lighting, a single panelled radiator, a fire alarm, door to the kitchen/dining room.

Kitchen/Dining Room:

14'10" x 10'1" (4.54m x 3.08m)

A range of base units, wall units and drawers, worktops, stainless sink with drainer, power and lighting, a vertical radiator, a gas oven, an electric hob, an extractor hood, space for a dishwasher, space for a fridge freezer, UPVC double glazed window to rear aspect, door to the cloakroom/utility room. door to the office space, UPVC double glazed door to the rear garden.

Cloakroom/ Utility Room:

9'4" x 4'6" (2.86m x 1.38m)

W.C, wash hand basin, tiled splashbacks, space and plumbing for a washing machine, a radiator, space for a tumble dryer and, power and lighting.

Office Space:

8'9" x 4'6" (2.68m x 1.39m)

Power and lighting.

First Floor Landing:

10'6" x 7'0" (3.22m x 2.14m)

Doors to the bedrooms and bathroom, power and lighting.

Bedroom One:

9'2" x 12'11" (2.81m x 3.95m)

Two UPVC double glazed windows to front, a built in storage cupboard, fitted wardrobes, power and lighting, a single panelled radiator.

Bedroom Two:

13'7" x 7'7" (4.16m x 2.32)

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

Bedroom Three:

9'9" x 7'0" (2.98m x 2.15m)

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

Bathroom:

6'7" x 6'4" (2.02m x 1.94m)

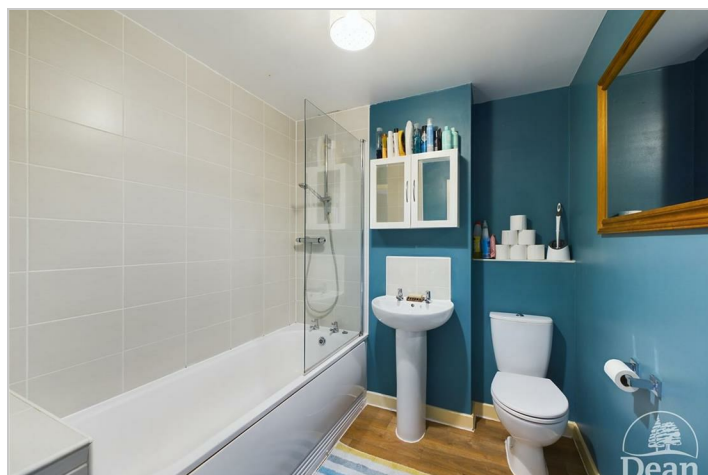
Three piece suite comprising of W.C wash hand basin, tiled splashbacks, a panelled bath with a shower over, a shower screen, partly tiled, wooden flooring, an extractor fan, lighting, a single panelled radiator.

Outside:

To the front of the property, you are welcomed by a pathway leading to the front door and a decorative chipping area. To the rear of the property the garden is separated into four sections, the initial area is a patio perfect for seating which leads onto the laid-to lawn higher tiers by a pathway with a gate to allocated parking spaces.

Agent's Note:

The property benefits from solar panels on the roof.



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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.

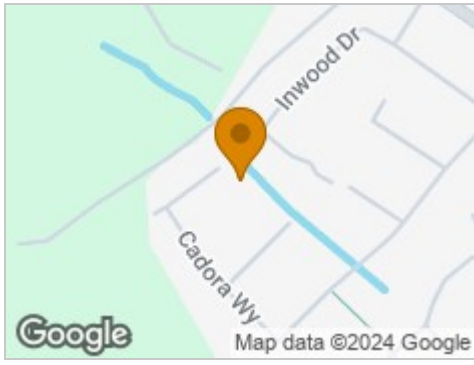
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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.

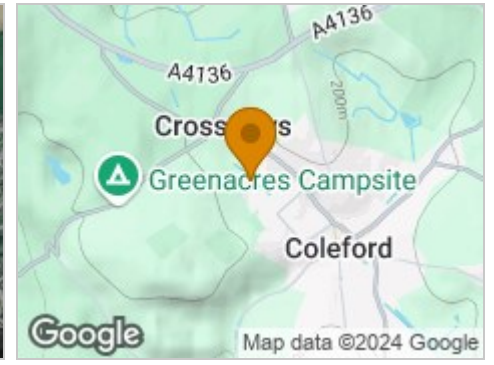
Road Map



Hybrid Map



Terrain Map



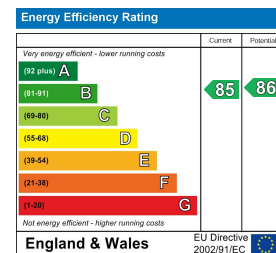
Floor Plan



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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