



1 Astridge Close

Coleford, GL16 8GA

£310,000



*** Virtual Tour Available *** Dean Estate Agents are pleased to offer this detached three bedroom property to the market providing beautiful views located in the sought after location of Coleford.

The Home comprises a spacious and bright kitchen/ diner bringing in natural sun light, utility room, a cozy lounge, three large bedrooms with the master room including a shower room ensuite and a sizable laid to lawn garden catching all the sunlight to enjoy summer days in. There is also a garage, off road parking and no onward chain!

The property is situated a short distance from Coleford town centre holding many amenities such as super markets, pharmacies, a library, a cinema and many independent shops and cafes.



Approached via composite front door:

Entrance Hallway:

Tiled flooring, double panelled radiator, BT point, access to lounge, kitchen and cloakroom, stairs to first floor, power and lighting.

Lounge:

UPVC double glazed windows, double panelled radiator, power and lighting.

Kitchen:

A range of base, wall and drawer units, Stainless steel sink drainer unit, Integrated double oven, 4 ring gas hob, Integrated dishwasher, Integrated Fridge/ Freezer, extractor fan, Upvc double glazed window, Upvc double glazed french doors, Double panelled radiator, power and lighting.

Utility Room:

Base unit, worktop, plumbing for washing machine, tiled flooring, under stairs storage cupboard housing consumer unit, double panelled radiator, UPVC double glazed side door, power and lighting.

Cloakroom:

W.C, pedestal sink, double panelled radiator, tiled flooring, lighting.

Bedroom One:

UPVC double glazed window, double panelled radiator, fitted wardrobes with hanging rail, power and lighting.

Ensuite:

Walk in shower with sliding door, tiled shower cubicle, tiled flooring, W.C, pedestal sink, heated towel rail, extractor fan, UPVC double glazed window, shavers socket, lighting.

Bedroom Two:

UPVC double glazed window, double panelled radiator, storage cupboard, power and lighting.

Bathroom:

White panelled bath, W.C, pedestal sink unit, tiled flooring, UPVC double glazed window, extractor fan, lighting.

Bedroom Three:

UPVC double glazed window, double panelled radiator, power and lighting.

First Floor Landing:

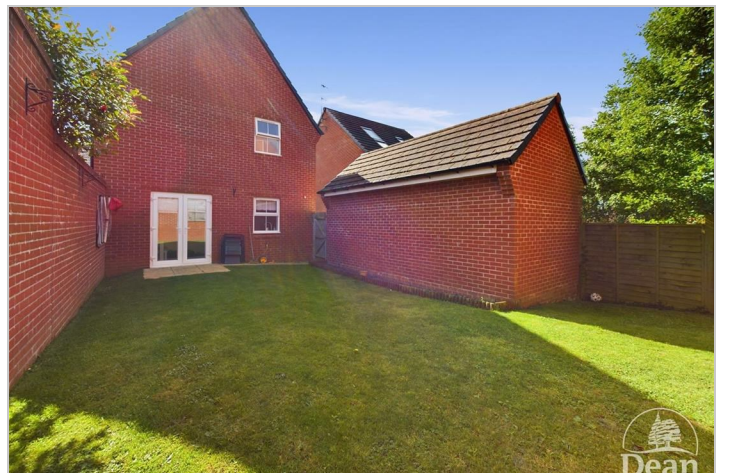
Access to all bedrooms and bathroom, loft access, storage cupboard housing hot water tank, UPVC double glazed window, double panelled radiator, power and lighting.

Garage:

Up and over door, power and lighting.

Outside:

To the rear of the property is a patio area, mainly lawned area, outside tap. The property also benefits from parking for multiple vehicles.



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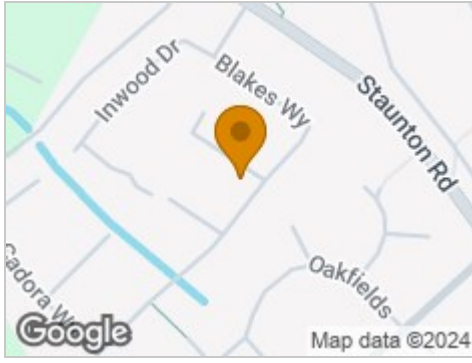
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval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



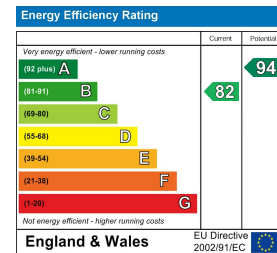
Floor Plan



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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