



## 25 Newland Street

Coleford, Gloucestershire, GL16 8AJ

Offers Over £230,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*REQUIRES MODERNISATION & UPDATING\*\*\*NO ONWARD CHAIN\*\*\*

Dean Estate Agents are excited to offer this brilliant opportunity to purchase this fantastic plot with a large garden situated near the Coleford town centre.

This detached cottage offers significant potential to re-design this house to make it your home. The property benefits from two double bedrooms and a shower room on the first floor.

Downstairs includes an entrance hallway, a spacious lounge with an electric fireplace and a storage-filled kitchen. To the rear of the home is a predominately laid to lawn section with a patio area and many mature trees and bushes.

The property is within walking distance to Coleford town centre providing many amenities including supermarkets, a cinema, a library, public houses, and independent cafes and shops, and 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 the first floor, doors to the lounge and kitchen.

#### Lounge:

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

Two double-glazed windows to the front aspect, one single-glazed window to the rear aspect, an 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, a stainless steel sink with drainer unit, space and plumbing for a washing machine, space for an oven, space for a tumble dryer, space for a fridge/freezer, tiled splashbacks, vinyl flooring, a 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 the 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)

A walk in double shower with an electric shower and glass screen, a wash hand basin, W.C., a double glazed frosted window to front aspect, lighting.

#### Storage Room:

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

#### Outside:

The front of the property is approached via a secure gate and pathway leading to the property. The large gardens are separated into sections. There is a large enclosed patio area to the front door, and a pathway which lead to the storage room and the summer house. There are plenty of mature shrubs and bushes around the lawned area.



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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.

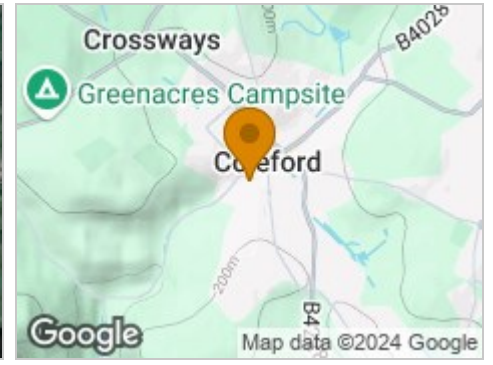
## Road Map



## Hybrid Map



## Terrain Map



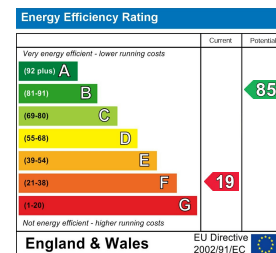
## Floor Plan



## 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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