



3 Southfield Road

Coleford, GL16 8BZ

£410,000



SOLD BEFORE MARKETING! * VIRTUAL TOUR AVAILABLE***** Nestled in the charming Southfield Road of Coleford, this detached house offers a delightful living experience. Boasting two reception rooms, a spacious kitchen / diner, a separate dining room and three bedrooms, the option to convert the dining room into a fourth bedroom enhances the flexibility of the layout.

Surrounded by large laid to lawn gardens both to the front and rear of the property. The double garage not only offers convenient parking but also additional storage space.

This cherished home radiates warmth and character, offering a welcoming atmosphere for the creation of new memories. With its detached design and significant potential, this house serves as a blank canvas, ready for your personal touch to transform it into your ideal home.

The mining town of Coleford provides a variety of local amenities readily accessible, such as supermarkets, pharmacies, a cinema, a library, independent shops, cafes, and nearby woodland trails.



Approached via Upvc double glazed front door to:

Entrance Hallway:

A single panelled radiator, BT point, stairs to the first floor, doors to the lounge, kitchen and dining room, power and lighting.

Lounge:

UPVC double glazed window, UPVC double glazed sliding doors to the garden, a double panelled radiator, a gas fire, TV point, power and lighting.

Kitchen:

A range of base, wall and drawer units, a double oven, four ring electric hob, an integrated fridge & freezer, one and a half bowl sink drainer unit, UPVC double glazed windows, a double panelled radiator, power and lighting.

Dining Room:

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

Cloakroom:

UPVC double glazed window, W.C, a single panelled radiator, lighting.

First Floor Landing:

UPVC double glazed window, loft hatch, power and lighting, doors to the bedrooms and bathroom.

Bedroom One:

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

Bedroom Two:

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

Bedroom Three:

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

Bathroom:

UPVC double glazed window, a vanity sink unit, a white panelled bath, W.C, a separate shower, airing cupboard, a single panelled radiator, lighting.

Outside:

To the front of the property there is a large laid to lawn garden with a gated entrance, benefited by off road parking for multiple vehicles.

To the rear of the property is an extensive laid to lawn section with mature shrubs and bushes, a patio area ideal for getting together with friends and family, off road parking, a section for a greenhouse and fenced boundaries.

Garage:

Up and over garage door, UPVC double glazed window, a side door to the garage, power and lighting.



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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

Road Map



Hybrid Map



Terrain Map



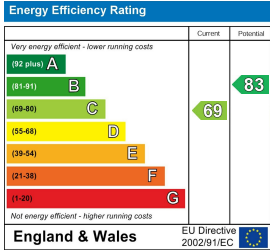
Floor Plan



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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