



## 36 Newland Street

Coleford, GL16 8AL

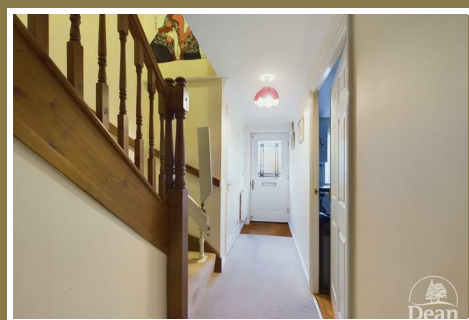
£240,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*This delightful semi-detached property features three generously sized bedrooms, with the master bedroom enjoying the convenience of an ensuite, situated just a short distance from the town of Coleford.

The ground floor includes a spacious lounge that opens to the rear garden via patio doors, along with a kitchen and a convenient downstairs cloakroom. The first floor comprises three ample bedrooms, including the master bedroom with its ensuite, as well as a modern family bathroom.

At the front, there is sufficient off-road parking for two vehicles, while the rear of the property presents a low-maintenance patio area that leads to a terraced section leading to the woodland. Additionally, a wooden garden shed and side access to the parking area are available.



Approach via a composite front door into:

#### Entrance Hallway:

3'4" x 15'4" (1.02m x 4.69m)

Double panelled radiator, doors to W.C., lounge and kitchen, stairs to the first floor landing, power, lighting, and smoke alarm & storage cupboard.

#### Kitchen:

6'0" x 12'7" (1.84m x 3.84m)

A range of eye-level and base units, a gas hob with a gas oven, an extractor hood, a boiler, and space for a washing machine and fridge freezer. Double-glazed UPVC window to front aspect, double-panelled radiator, power, and lighting.

#### Lounge:

12'10" x 15'1" (3.92m x 4.60m)

Double panelled radiator, double glazed UPVC double doors to the rear garden, two double glazed UPVC windows, power, lighting & TV point.

#### Cloakroom:

3'1" x 5'11" (0.94m x 1.82m)

W.C., wash hand basin, radiator, lighting.

#### First Floor Landing:

7'9" x 2'10" (2.37m x 0.87m)

Doors to the bedrooms and bathroom, a cupboard over the stairs, an extractor fan, a loft hatch, and a smoke alarm. Double-panelled radiator.

#### Bathroom:

5'5" x 8'5" (1.66m x 2.57m)

A shower over the bath, W.C., wash hand basin with storage

below and a wall mounted mirror above, a double panelled radiator, an extractor fan, shaver point, power and lighting.

#### Bedroom One:

8'9" x 12'7" (2.68m x 3.85m)

Double glazed UPVC window to rear aspect, double panelled radiator, smoke alarm, built in wardrobe, power and lighting. Door to the en-suite.

#### Ensuite:

8'7" x 7'5" (2.64m x 2.28m)

Double glazed UPVC frosted window, W.C., wash hand basin, wall mounted mirrored storage, shower cubicle, extractor fan and lighting.

#### Bedroom Two:

12'10" x 9'6" (3.92m x 2.91m)

Two double glazed UPVC windows to rear aspect, power and lighting. Double panelled radiator.

#### Bedroom Three:

12'11" x 8'5" (3.96m x 2.57m)

Two double glazed UPVC windows to front aspect, power and lighting. Double panelled radiator.

#### Outside:

Two off-road parking spaces are available at the front of the property.

Upon entering the garden through the double doors from the lounge, you will find a level patio area ideal for outdoor furniture. Further beyond lies a low-maintenance terraced area that adjoins a woodland. Additionally, there is a wooden garden shed and side access leading to the parking area.





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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

**Floor 0**

**Floor 1**

**Approximate total area<sup>(1)</sup>**

852.16 ft<sup>2</sup>  
79.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

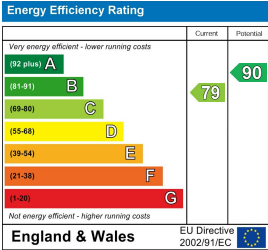
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**

Viewing

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Energy Efficiency Graph



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