



## 6 Cyril Hart Way

Mile End, Coleford, GL16 7SA

£249,950





Welcome to 6 Cyril Hart Way, a delightful three-bedroom home nestled in the heart of Coleford, Gloucestershire. This charming property offers a perfect blend of modern living and energy efficiency, making it an ideal choice for families and first-time buyers alike.

The property boasts three well-proportioned bedrooms, providing plenty of space for the whole family. The master bedroom offers a peaceful retreat, while the additional bedrooms can easily serve as guest rooms or home offices.

Outside, you'll find a private garden, ideal for summer barbecues and outdoor relaxation. The home also benefits from dedicated parking, ensuring convenience.

One of the standout features of this property is its solar panel installation.

Located in a friendly community with easy access to local amenities, schools, and beautiful countryside walks, 6 Cyril Hart Way presents an excellent opportunity to enjoy a vibrant lifestyle.

Don't miss your chance to make this charming house your new home!

Contact us today to arrange a viewing!



#### Entrance Hallway:

13'6" x 6'7" (4.13 x 2.03)

Access to kitchen, cloakroom, lounge, stairs to first floor, double panelled radiator, mains consumer unit, bt point, under stairs storage cupboard, power and lighting.

#### Living Room:

12'2" x 17'5" (3.72 x 5.32)

Upvc double glazed window, double panelled radiator, tv point, Upvc double glazed door to garden, power and lighting.

#### Kitchen:

8'9" x 10'5" (2.67 x 3.20)

A range of base, wall and drawer units, stainless steel sink drainer unit, single oven, 4 ring gas hob, extractor hood, space for fridge/ freezer, plumbing for washing machine, double panelled radiator, Upvc double glazed window, power and lighting.

#### Cloakroom:

4'4" x 6'8" (1.33 x 2.05)

Upvc double glazed window, pedestal sink, W.C, extractor fan, lighting.

#### First Floor Landing:

11'2" x 6'10" (3.41 x 2.09)

Access to all bedrooms and bathroom, loft access, storage cupboard housing Worcester boiler, double panelled radiator, smoke alarm, power and lighting.

#### Bedroom One:

12'11" x 10'2" (3.96 x 3.12)

Upvc double glazed window, double panelled radiator, tv point, power and lighting.

#### Bedroom Two:

12'8" x 8'11" (3.87 x 2.72)

Upvc double glazed window, double panelled radiator, tv point, power and lighting.

#### Bedroom Three:

7'8" x 8'2" (2.34 x 2.51)

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

#### Outside:

To the rear of the property is parking for two vehicles, rear gate to garden, patio area, outside tap, lawned section and shed.



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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

Floor 0

Floor 1

Approximate total area<sup>(1)</sup>  
857.45 ft<sup>2</sup>  
79.66 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.

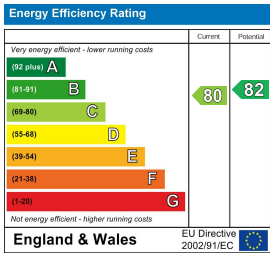
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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