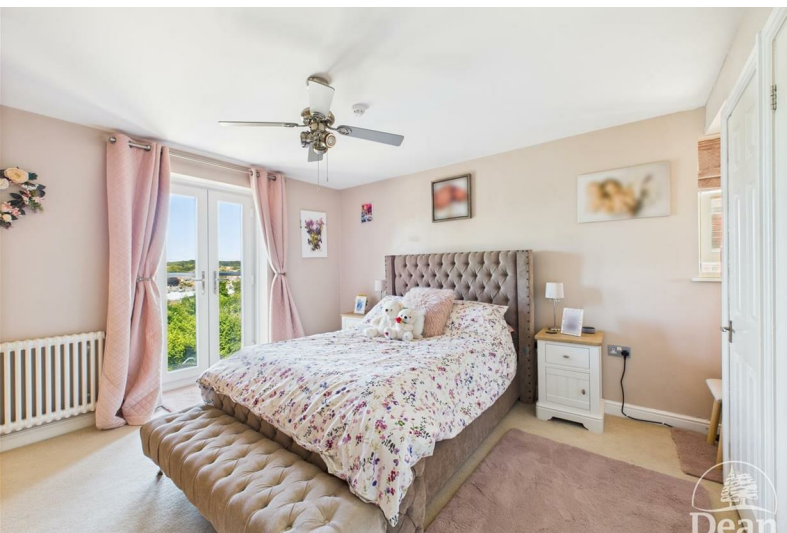




8 Lords Gate

Coleford, Gloucestershire, GL16 8RT

£415,000



*****VIRTUAL TOUR AVAILABLE***** Don't miss out on this beautifully presented, versatile family home over four levels with ample off road parking, good sized garden & integral garage. The detached townhouse benefits from three reception rooms to include bright & airy lounge, dining room and handy downstairs office. There are three double bedrooms with a modern family bathroom on the second floor and the master suite on the third floor comprises of bedroom and en-suite shower room. The ground floor comprises of utility room and integral garage. There is so much space in this property and it's perfect for family living.

The property is situated within walking distance of Coleford town centre where there are plenty of amenities to include supermarkets, independent shops and cafes, a cinema, a library and primary and secondary schools.

This property is one not to miss- get in touch to arrange a viewing!



Approached via UPVC double glazed front door into:

Entrance Hallway:

18'0" x 9'10" (5.50m x 3.01m)

Stairs to first floor, understairs cupboard, ceramic tiled flooring, Victorian style radiators, smoke alarm, alarm control panel, recessed ceiling lights, BT point, doors to utility room, garage & cloakroom.

Cloakroom:

6'4" x 4'5" (1.95m x 1.35m)

With W.C., glass bowl sink unit, recessed ceiling lights, ceramic tiled flooring, heated towel rail, extractor fan, double glazed sash window to side aspect.

Utility Room:

8'8" x 8'10" (2.65m x 2.70m)

Wall & base units, worktops, space & plumbing for automatic washing machine & tumble dryer, single drainer sink unit, ceramic tiled flooring, Victorian style radiator, recessed ceiling lights, smoke alarm, double doors to cupboard housing internal vacuum system.

Garage:

20'11" x 10'9" (6.38m x 3.28m)

Remote controlled roller shutter door, power & lighting, painted garage floor, door to utility room, Vaillant gas fired boiler.

Snug:

8'9" x 9'9" (2.67m x 2.99m)

With ceramic tiled flooring, Victorian style radiator, smoke alarm, recessed ceiling lights.

First Floor Landing:

5'11" x 4'0" (1.82m x 1.23m)

Stairs to second floor, Victorian style radiator, smoke alarm, recessed ceiling lights, central vacuum point, doors to lounge & dining room.

Lounge:

11'6" x 19'8" (3.53m x 6.00m)

Front aspect with twin sash windows to front, two Victorian style radiators, Karndean flooring, wall lights, smoke alarm, BT and TV points, dimmer switches, French style glazed doors to dining room.

Dining Room:

15'3" x 10'7" (4.67m x 3.25m)

Rear aspect with UPVC double glazed French style doors to garden, Victorian style radiator, Karndean flooring, ceiling fan with light, smoke alarm, dimmer switches, chrome power points, window to side aspect, doors to kitchen.

Kitchen:

8'9" x 10'0" (2.69m x 3.05m)

Rear aspect with base and eye level units, drawers, worktops, 5 ring gas hob, electric double oven, extractor hood with light, integrated fridge/freezer, integrated dishwasher, recessed ceiling lights, smoke alarm, double

glazed sash window to rear aspect, Karndean flooring, UPVC double glazed door to rear garden.

Second Floor Landing:
6'0" x 6'5" (1.83m x 1.97m)

Stairs to third floor, smoke alarm, recessed ceiling lights, central vacuum point, doors to bedroom two, bedroom three, bedroom four & family bathroom.

Bedroom Two:
12'5" x 12'3" (3.79m x 3.75m)

Front aspect with double glazed sash window, Victorian style radiator, smoke alarm, TV point, ceiling fan with light, built-in wardrobes with 4 doors.

En-suite:
5'6" x 8'2" (1.69m x 2.51m)

With W.C., wash hand basin, shower cubicle with shower boards, heated towel rail, mirrored medicine cabinet, recessed ceiling lights, Karndean flooring, extractor fan, double glazed sash window.

Bedroom Three:
9'9" x 10'4" (2.99m x 3.16m)

Rear aspect with double glazed sash window, smoke alarm, Victorian style radiator, built-in double wardrobe.

Bedroom Four:
8'10" x 10'3" (2.70m x 3.13m)

Rear aspect with double glazed sash window, Victorian style radiator.

Bathroom:
5'6" x 8'3" (1.70m x 2.52m)

White suite comprising W.C., vanity wash hand basin unit, bath with mixer tap shower, heated towel rail, mirrored medicine cabinet, recessed ceiling lights, Karndean flooring, extractor fan, double glazed sash window.

Third Floor Landing:
6'10" x 8'9" (2.09m x 2.68m)

Master Bedroom:
16'0" x 11'8" (4.88m x 3.58m)

Velux double glazed window, double glazed sash window to rear aspect, built-in cupboards, recessed ceiling lights, smoke alarm and TV point.

Master En-suite:
6'0" x 8'8" (1.83m x 2.65m)

With W.C, glass bowl sink unit, shower cubicle with shower boarding, heated towel rail, extractor fan, recessed ceiling lights, mirrored medicine cabinet, Karndean flooring and double glazed Velux window with blind.

Outside:
To the front of the property is a driveway providing off road parking and leading to the garage. There is a patio area leading to the front entrance door and further patio area to the side giving access to the rear garden via steps.

To the rear of the property is a generous patio area with astro-turf lawns, decking area and storage shed. Fully enclosed with side access.



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Road Map



Hybrid Map



Terrain Map



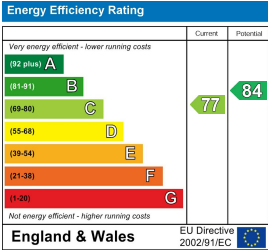
Floor Plan



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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