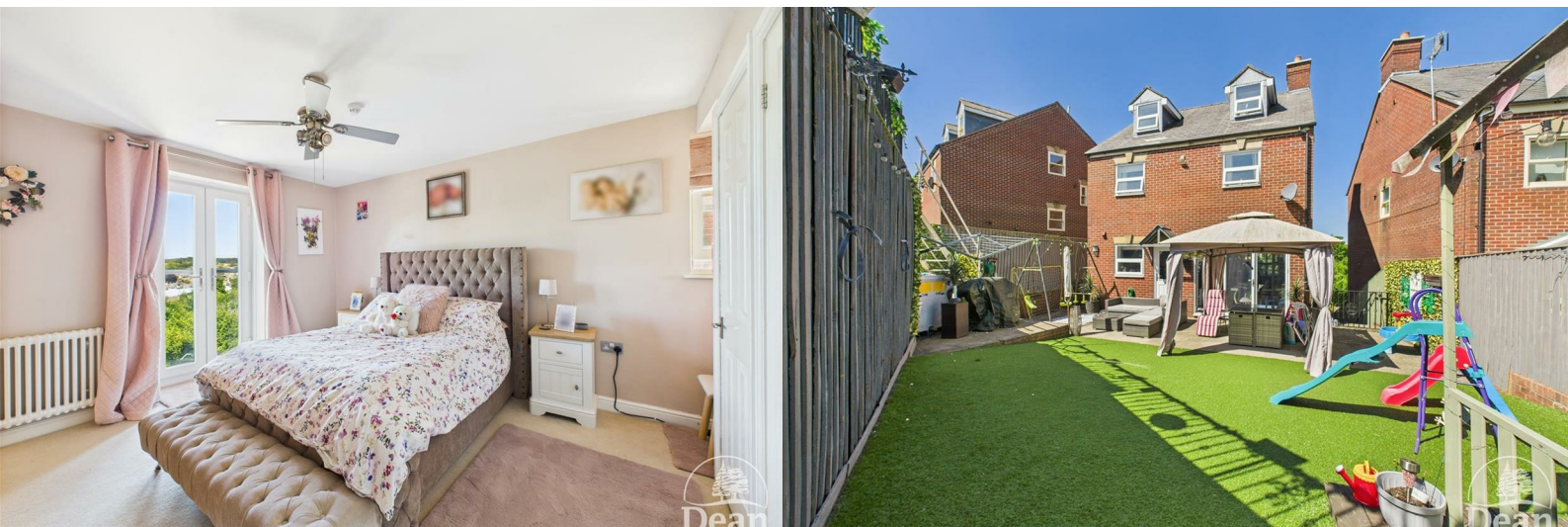




8 Lords Gate

Coleford, Gloucestershire, GL16 8RT

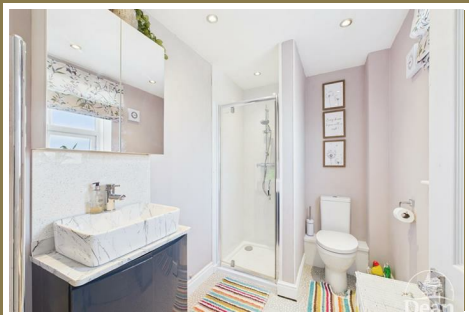
Offers Over £400,000



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.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them. Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs. Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports. 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



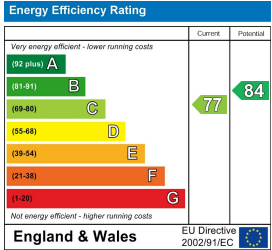
Floor Plan



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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