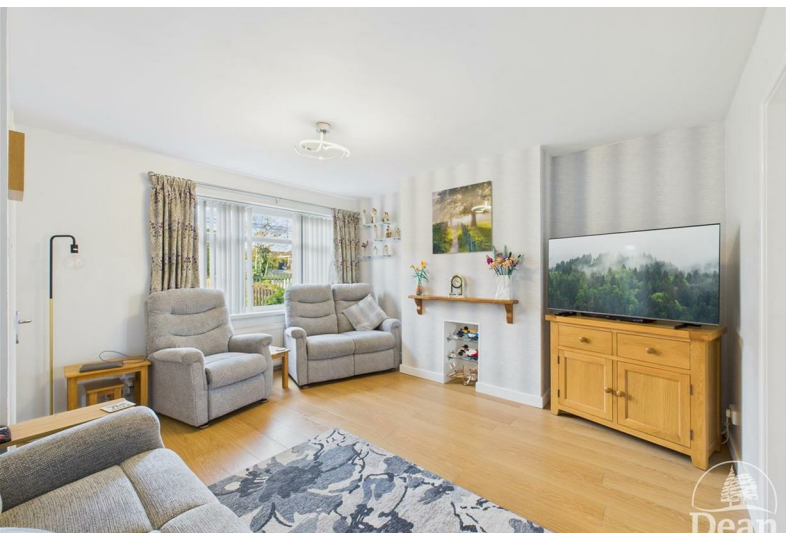




3 The Links

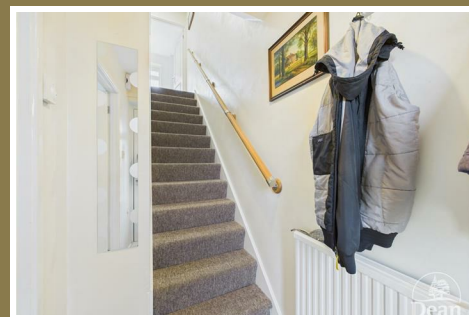
Coleford, Gloucestershire, GL16 8HX

£225,000



VIRTUAL TOUR AVAILABLEPERFECT FOR FIRST TIME BUYERS OR INVESTORS*** Dean Estate Agents are thrilled to present to the market this well-presented family home within walking distance of Coleford town centre. This terraced house boasts a sizeable lounge, modern kitchen/dining room with door leading to the rear garden, three good sized bedrooms & a modern bathroom. Outside there is a low maintenance front & rear garden with two outbuildings and a garage.

The Links is situated just a short walk away from Coleford town centre where you will find a large range of local amenities such as supermarkets, doctors surgeries, dentists, cafes, independent businesses, schools and woodland walks.



Approached via composite front door into:

Entrance Hallway:

4'10" x 4'0" (1.49m x 1.22m)

Door to lounge, stairs to first floor landing, smoke alarm, power & lighting.

Lounge:

13'6" x 12'9" (4.13m x 3.89m)

UPVC double glazed window to front aspect, storage cupboard, power & lighting, door to kitchen/dining room.

Kitchen/Dining Room:

15'7" x 10'4" (4.77m x 3.16m)

A range of eye level and base units, five ring gas hob, eye level fan oven and grill, space for fridge/freezer, space & plumbing for washing machine, sink with mixer tap and integrated drainer unit, power & lighting, radiator, UPVC double glazed window to rear aspect, UPVC door to rear garden.

First Floor Landing:

7'9" x 6'5" (2.37m x 1.98m)

Doors to bedrooms & bathroom, airing cupboard housing the boiler, loft access, smoke alarm, power & lighting.

Bedroom One:

12'4" x 8'9" (3.78m x 2.69m)

UPVC double glazed window to rear aspect, radiator, power & lighting.

Bedroom Two:

11'7" x 8'7" (3.54m x 2.63m)

UPVC double glazed window to front aspect, power & lighting, radiator.

Bedroom Three:

8'5" x 6'10" (2.58m x 2.09m)

UPVC double glazed window to front aspect, radiator, power & lighting.

Shower Room:

6'5" x 5'3" (1.97m x 1.61m)

Walk in shower cubicle, hand wash basin with storage beneath, W.C., heated towel rail, UPVC double glazed frosted window.

Outside:

To the front of the property is a laid to lawn garden bordered by mature shrubs and surrounded by fencing, there is a pathway leading to the front door.

To the rear of the property is a newly

landscaped garden with a large patio perfect for seating, two outside sheds with power and rear access leading to the garage.

Garage:
15'11" x 7'11" (4.86m x 2.43m)
Up and over door.



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Road Map



Hybrid Map



Terrain Map



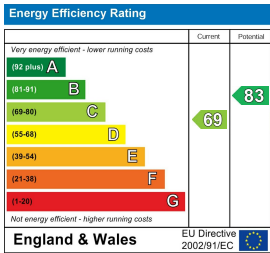
Floor Plan



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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