



COLEFORD

Guide price **£235,000**



26 THE LINKS

Coleford, Gloucestershire GL16 8HX



Three-bedroom semi-detached home in desirable area
Good-sized garden, parking for 2 cars
Ideal for first-time buyers or families

This three-bedroom semi-detached home located in The Links, Coleford features a living/dining room, kitchen, three good-sized bedrooms and an integral garage. Outside, enjoy a generous garden mainly laid to lawn, with a patio area, plus off-road parking for two cars. The home offers excellent potential as a first or family home.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Banks, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling with further education, Leisure Centre (at the college campus) and two separate Golf Courses.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

STEP INSIDE

Welcome to this three-bedroom semi-detached home located in The Links, Coleford. Upon entering, you are welcomed into a spacious living room on your left, perfect for relaxing or entertaining. The adjacent kitchen is well-laid-out, providing ample space for cooking and dining. The ground floor also benefits from an integral garage, offering additional storage or potential for conversion, subject to necessary permissions.

The first-floor features three good-sized bedrooms, each providing flexibility for various needs, whether as a master bedroom, guest room, home office, or nursery. A centrally located family bathroom serves all bedrooms, ensuring convenience for residents and guests alike.

This property offers a practical and versatile layout, making it an ideal home for a variety of buyers.

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KEY FEATURES

- Three-bedroom semi-detached home in desirable area
- Good-sized, lawned garden with patio area
- No onward chain
- Driveway, parking for two cars and garage
- Within easy access to local amenities

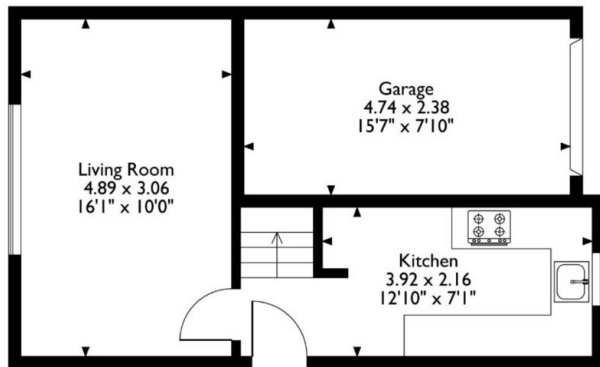


STEP OUTSIDE

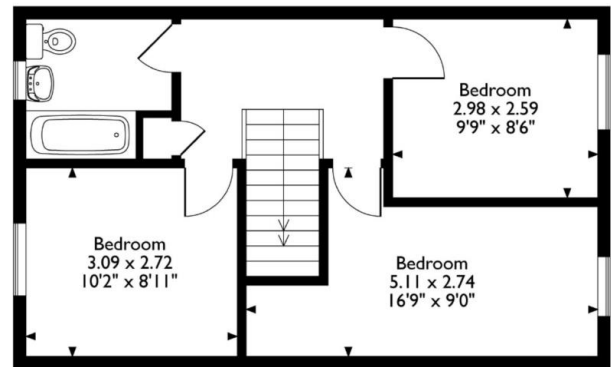
Outside, the home boasts a good-sized garden, primarily laid to lawn with a rear patio area. Additionally, there is off-road parking for two cars, making this property both practical and promising for future potential.



Approximate Gross Internal Area
 Main House = 65 Sq M/721 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 77 Sq M/850 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

DIRECTIONS

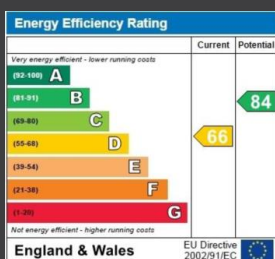
From Coleford Clocktower, proceed onto High Street, continue to the roundabout, onto Cinder Hill, turn right onto Mushet Place, taking the second left onto The Links, where you will find the property on your left.

///hoot.trifling.barmaid



INFORMATION

Postcode: GL16 8HX
 Tenure: Freehold
 Tax Band: C
 Heating: Gas
 Drainage: Mains
 EPC: D



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