



4 Byrons Meadow , Coleford, GL16 8ER

£269,950



****QUIET CUL-DE-SAC LOCATION**** This Well Presented Three Bedroom Semi-detached house in the Market Town of Coleford. Downstairs WC, Spacious Kitchen/Diner, Good Size Lounge having French Doors leading to enclosed rear garden, Garage with Power & Lighting, Walking Distance to Town.

The historic market town of Coleford is situated within the delightful Forest of Dean having access to the Wye Valley, Monmouth, Ross-on-Wye, access to motorway links including the M50, M5 and A48. The town enjoys a range of local facilities and attractions to include; cinema, Post Office, banks, library, shops, supermarkets, public houses and restaurants, leisure centre and two golf courses not to mention the abundance of woodland and river walks. Perry Grove Leisure Railway, Puzzle Wood, Garden Centre.



Entrance Hallway:

Wood effect flooring, under-stairs cupboard, stairs to first floor.

Kitchen/Diner:

12'0" x 10'7" (3.66m x 3.25m)

Ceramic tiled floor, wall, base and drawer units, integrated electric fan oven, 4 burner gas hob, extractor hood, tiled splash-backs, single sink and drainer, window to front and side.

Lounge:

18'6" x 11'6" (5.66m x 3.53m)

Wood effect flooring, window to rear, French doors leading to garden.

Cloakroom:

Ceramic tiled floor, WC, wash hand basin, window to front.

First Floor Landing:

Bedroom One:

13'8" x 9'1" (4.19m x 2.79m)

Fitted carpet, window to front and side.

Bedroom Two:

10'9" x 10'0" (3.28m x 3.05m)

Fitted carpet, window to rear.

Bedroom Three:

10'2" x 7'6" (3.12m x 2.29m)

Fitted carpet, window to rear.

Bathroom:

7'8" x 5'6" (2.34m x 1.7m)

Wood effect flooring, W.C., pedestal wash hand basin, bath with shower over and tiled, shower screen, chrome ladder radiator, window to front.

Garage:

Power & lighting.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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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.

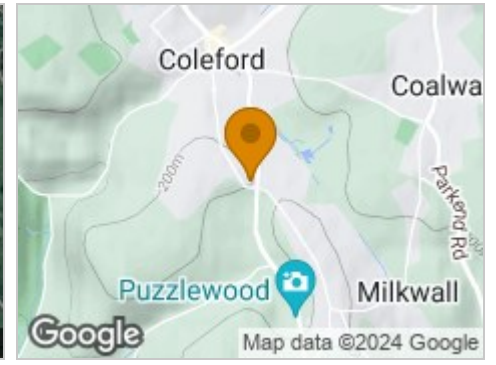
Road Map



Hybrid Map



Terrain Map



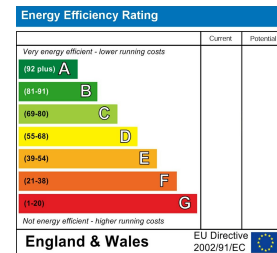
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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