



FREEHOLD

£285,000



7 LAWDLEY ROAD, COLEFORD, GLOUCESTERSHIRE, GL16 8SA

- LOUNGE
- UTILITY AREA AND DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- GARAGE & PARKING
- DOUBLE GLAZING THROUGHOUT
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS - ONE EN-SUITE
- BEAUTIFUL REAR GARDEN
- GAS CENTRAL HEATING
- IMMACULATELY PRESENTED

www.kjtresidential.co.uk

7 LAWDLEY ROAD, COLEFORD, GLOUCESTERSHIRE, GL16 8SA

LOCATED IN THIS SOUGHT AFTER AREA ON THE EDGE OF THE TOWN OF COLEFORD, KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS THREE BEDROOMED FAMILY HOME. THE PROPERTY HAS A LOVELY OUTLOOK TO THE REAR OVER THE TREES AND BEYOND AND BENEFITS FROM A DRIVEWAY AND SINGLE GARAGE. VIEWING A MUST.

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 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.

UPVC door to -

Hall: Covered radiator with shelf over for display.

Lounge: 14' 6" x 12' 0" (4.42m x 3.65m), Double glazed window to front, T.V. point, under-stairs store cupboard.

Kitchen/Breakfast Room: 11' 10" x 11' 9" (3.60m x 3.58m), A lovely light airy room with double doors out onto a patio area for outside entertaining. The kitchen comprises wall and base units providing ample storage and worktop space, fitted cooker with induction style hob and extractor over, one and a half bowl sink with mixer tap and tiled splash-backs, space for dishwasher, wood effect flooring. Just off the kitchen is a -



Utility area: Space and plumbing for automatic washing machine, worktop, wall mounted gas boiler supplying central heating and domestic hot water, off this is a -



Downstairs Cloakroom: Suite comprising low level W.C., wash hand basin, radiator.

From Hall, stairs to -

First Floor Landing: Radiator, access to loft, two great sized store cupboards.

Bedroom One: 9' 6" x 8' 10" (2.89m x 2.69m), Window to front, double mirror fronted wardrobes, one wall is stylishly panelled, radiator, T.V. point.

En-suite: , Suite comprising shower cubicle with power shower, low level W.C., sink with vanity unit underneath, tiled splash-backs, chrome heated towel rail, coordinating flooring.

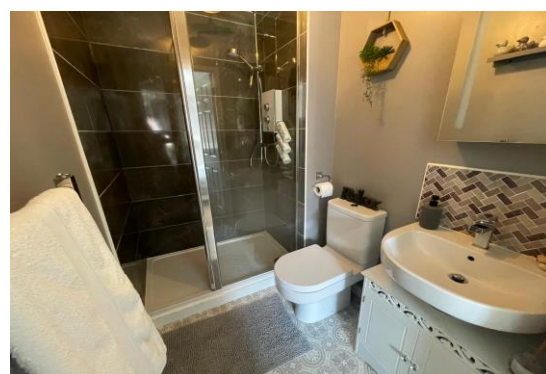
Bedroom Two: 9' 11" x 8' 9" (3.02m x 2.66m), Window to rear with gorgeous outlook, covered radiator.

Bedroom Three: 7' 5" x 6' 3" (2.26m x 1.90m), Window to rear - again with gorgeous outlook, radiator.

Family Bathroom: , Newly fitted by the current owners, this stylish suite comprises panelled bath with shower over and tiled wall, low level W.C., sink unit with vanity underneath for storage, chrome towel rail and coordinating floor, window with obscure glass.

Outside: , Hedge boundary to front. To the side, a driveway provides off road parking leading to a single garage with up and over door, power and light. To the rear, the garden has a great size patio, ideal for entertaining or just sitting and enjoying the outlook, there is an outdoor water supply and door to the garage. Steps lead down to a generous lawn with herbaceous and flower border, there is a garden shed and the whole garden is made private with fencing.

Services: , All main services connected to the property. The heating system and services



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033



PASSIONATE
ABOUT
Property
SINCE 1982