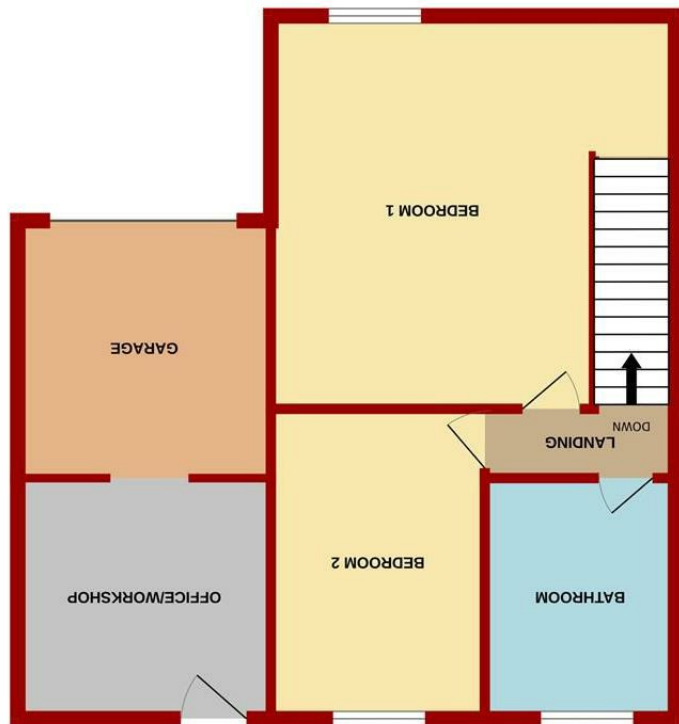
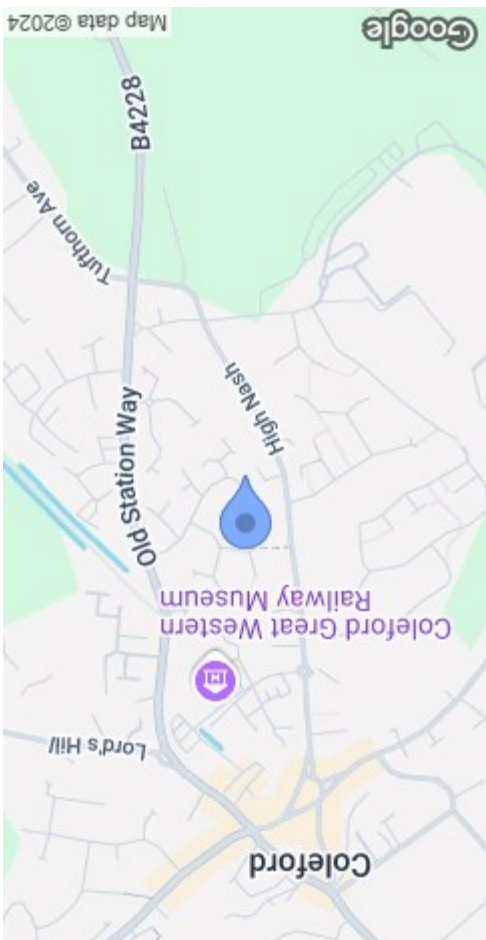


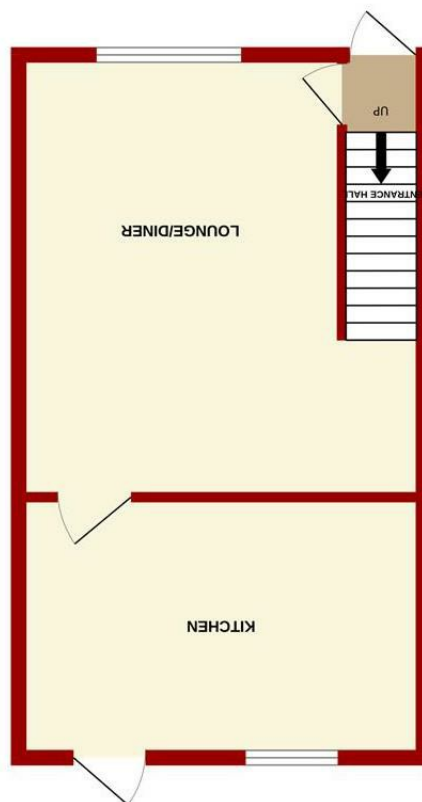


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-44</td></tr> <tr><td>B</td><td>45-49</td></tr> <tr><td>C</td><td>50-54</td></tr> <tr><td>D</td><td>55-59</td></tr> <tr><td>E</td><td>60-64</td></tr> <tr><td>F</td><td>65-69</td></tr> <tr><td>G</td><td>70-74</td></tr> </table>	A	39-44	B	45-49	C	50-54	D	55-59	E	60-64	F	65-69	G	70-74	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
A	39-44																												
B	45-49																												
C	50-54																												
D	55-59																												
E	60-64																												
F	65-69																												
G	70-74																												
A	1-10																												
B	11-20																												
C	21-30																												
D	31-40																												
E	41-50																												
F	51-60																												
G	61-70																												



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



75 Fairways Avenue
 Coleford GL16 8RP

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£199,950

THIS WELL PRESENTED TWO BEDROOM END TERRACED HOUSE IS JUST A SHORT WALK FROM COLEFORD TOWN CENTRE. IT HAS A GARAGE AND OFF-ROAD PARKING FOR ONE VEHICLE, A GENEROUS SIZED SOUTH FACING REAR GARDEN, A RECENTLY FITTED BAXI COMBINATION BOILER, AND IS PERFECT FOR FIRST TIME BUYERS OR INVESTORS. THE PROPERTY IS BENEFITTING FROM NO ONWARD CHAIN.

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, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



Property is accessed via part double glazed UPVC door into:

ENTRANCE HALLWAY

Stairs which lead up to the first floor landing, power points, door into:

LOUNGE

11'09 x 16'07 (3.58m x 5.05m)

Radiator, power points, TV point, coving, front aspect double glazed UPVC window. Door through into:

KITCHEN

11'09 x 7'10 (3.58m x 2.39m)

Range of base, drawer and wall mounted units, rolled edge worktops, five ring gas hob with extractor fan above and a double oven below, one and half bowl single drainer stainless steel sink unit with mixer tap above, space and plumbing for washing machine, space for fridge/ freezer, part tiled walls, tiled flooring, coving rear aspect double glazed UPVC window, wall mounted Baxi combination boiler, rear aspect double glazed UPVC part frosted door leading out to the garden.

LANDING

From the entrance hallway, stairs leading up to the first floor landing which has power points, loft access space, door into:

BEDROOM ONE

11'10 x 13'08 (3.61m x 4.17m)

Radiator, power points, front aspect double glazed UPVC window.

BEDROOM TWO

6'10 x 10'11 (2.08m x 3.33m)

Radiator, power points, built in wardrobe, rear aspect double glazed UPVC window.

BATHROOM

4'09 x 8'00 (1.45m x 2.44m)

Panelled bath with shower attachment above, W.C, pedestal wash hand basin, tiled flooring, tiled walls, radiator, rear aspect double glazed UPVC frosted window.

GARAGE

8'03 x 16'05 (2.51m x 5.00m)

Accessed via an up and over door, currently split into two parts which has a storage area and also an office/ workshop space which has been insulated, power and lighting, personal door which leads out to the garden.

OUTSIDE

To the front of the property there is a low maintenance garden with slate chipping area, pathway which leads up to the front door, driveway which provides off-road parking. South facing rear garden has a patio seating area, raised decked seating area, lawn, flower bed, all enclosed by fencing and a back gate.

SERVICES

Mains Water, Electricity, Drainage, Gas Heating.

WATER RATES

Severn Trent

LOCAL AUTHORITY

Council Tax Band: A

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford town centre, take a right at the traffic lights signposted Lydney/Chepstow. Proceed onto Old Station Way road, continue along until reaching Fairways Avenue where you will turn right. Continue near the top of Fairways Avenue where the property can be found on the left hand side via our For Sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

