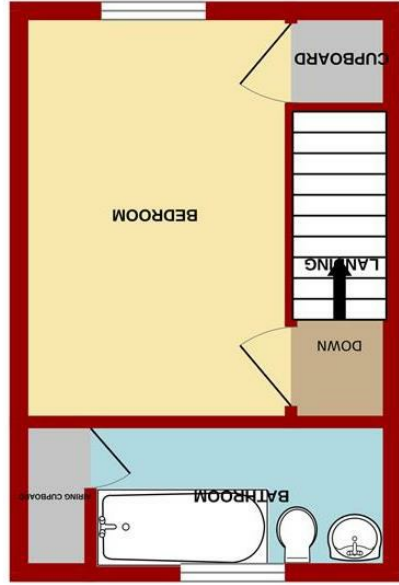
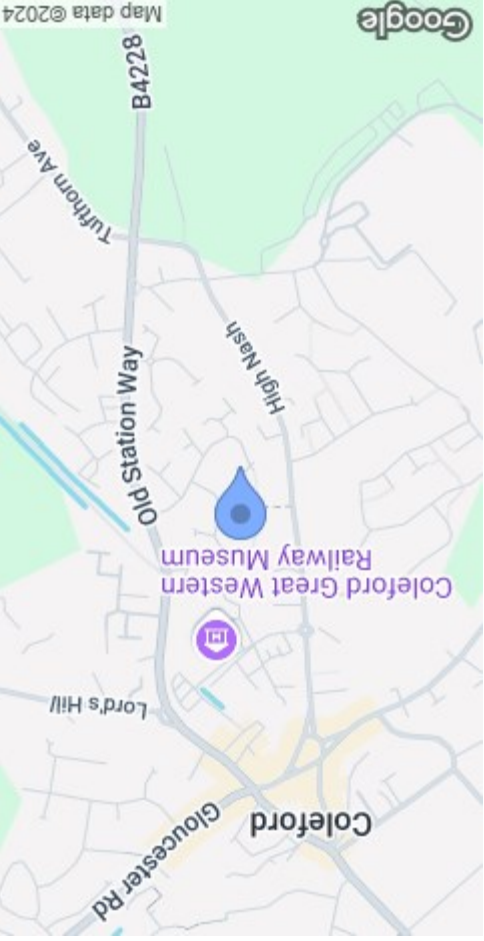


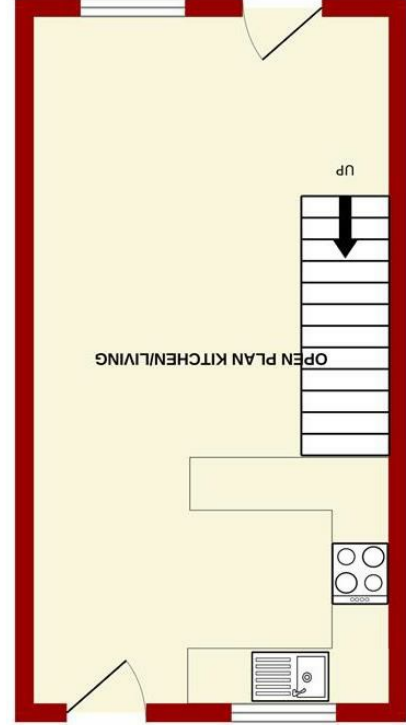


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales																													
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47</td></tr> <tr><td>B</td><td>48-57</td></tr> <tr><td>C</td><td>58-67</td></tr> <tr><td>D</td><td>68-77</td></tr> <tr><td>E</td><td>78-87</td></tr> <tr><td>F</td><td>88-95</td></tr> <tr><td>G</td><td>96-100</td></tr> </table>	A	39-47	B	48-57	C	58-67	D	68-77	E	78-87	F	88-95	G	96-100	<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
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1ST FLOOR



GROUND FLOOR

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



42 Fairways Avenue
 Coleford GL16 8RJ

£160,000

ONE BEDROOM MID-TERRACED HOUSE IS LOCATED JUST A SHORT WALK FROM COLEFORD TOWN CENTRE AND HAS AN OPEN PLAN KITCHEN AND LIVING SPACE, OFF ROAD PARKING AND GENEROUS REAR GARDEN, BEING OFFERED WITH 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 access via UPVC door into:

KITCHEN/ DINER/ LOUNGE

22'03 x 11'09 (6.78m x 3.58m)

Living area comprises of power points, TV point, radiator, front aspect double glazed UPVC window.

The dining area has power points, a breakfast bar with seating.

Kitchen comprises of a range of wall, drawer and base mounted units, integrated oven with four ring electric hob and a cooker hood above, one and half bowl single drainer stainless steel unit with mixer tap above, space for plumbing for washing machine, part tiled walls, power points, appliance points, radiator, rear aspect double glazed UPVC window, double glazed UPVC door out to the garden.

BEDROOM

8'07 x 13'00 (2.62m x 3.96m)

Radiator, power points, storage cupboard, front aspect double glazed UPVC window

BATHROOM

9'07 x 4'09 (2.92m x 1.45m)

White suite comprising of panelled bath with shower attachments over which is enclosed by tiling, low level W.C, vanity wash hand basin, part tiled walls, radiator, rear aspect double glazed UPVC frosted window, door to airing cupboard which houses the hot water tank and boiler.

OUTSIDE

Off road parking for one car, path that leads up to the front door.

Rear garden is mostly laid to lawn, selection of trees, pedestrian access via a gate at the rear near the parking area and a wooden shed.

SERVICES

Mains Water, Mains Drainage, Mains Electricity, Gas Heating

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

To be advised.

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 and rear right. As you approach the cul-de-sac, make a right turning where there property will be directly in front of you and can be found 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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

