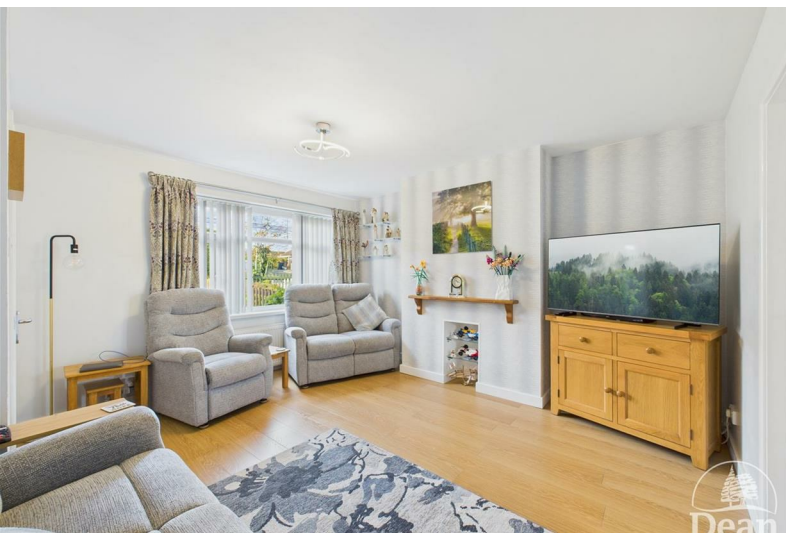




## 3 The Links

Coleford, Gloucestershire, GL16 8HX

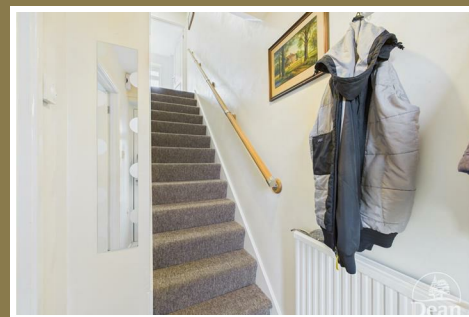
£225,000





\*\*\*PERFECT FOR FIRST TIME BUYERS\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are thrilled to offer for sale this well-presented three bedroom home within walking distance of Coleford town centre. The terraced property features a sizeable lounge and a modern kitchen/dining room with door leading out to the rear garden. Upstairs there are three good-sized bedrooms and a modern family bathroom. Outside, the property benefits from low-maintenance front and rear gardens, two useful outbuildings and a garage.

The Links is situated just a short walk away from Coleford town centre where you will find a large range of local amenities such as supermarkets, doctors surgeries, dentists, cafes, independent businesses, schools and woodland walks.



Approached via composite front door into:

Entrance Hallway:

4'10" x 4'0" (1.49m x 1.22m)

Door to lounge, stairs to first floor landing, smoke alarm, power & lighting.

Lounge:

13'6" x 12'9" (4.13m x 3.89m)

UPVC double glazed window to front aspect, storage cupboard, power & lighting, door to kitchen/dining room.

Kitchen/Dining Room:

15'7" x 10'4" (4.77m x 3.16m)

A range of eye level and base units, five ring gas hob, eye level fan oven and grill, space for fridge/freezer, space & plumbing for washing machine, sink with mixer tap and integrated drainer unit, power & lighting, radiator, UPVC double glazed window to rear aspect, UPVC door to rear garden.

First Floor Landing:

7'9" x 6'5" (2.37m x 1.98m)

Doors to bedrooms & bathroom, airing cupboard housing the boiler, loft access, smoke alarm, power & lighting.

Bedroom One:

12'4" x 8'9" (3.78m x 2.69m)

UPVC double glazed window to rear aspect, radiator, power & lighting.

Bedroom Two:

11'7" x 8'7" (3.54m x 2.63m)

UPVC double glazed window to front aspect, power & lighting, radiator.

Bedroom Three:

8'5" x 6'10" (2.58m x 2.09m)

UPVC double glazed window to front aspect, radiator, power & lighting.

Shower Room:

6'5" x 5'3" (1.97m x 1.61m)

Walk in shower cubicle, hand wash basin with storage beneath, W.C., heated towel rail, UPVC double glazed frosted window.

Outside:

To the front of the property is a laid to lawn garden bordered by mature shrubs and surrounded by fencing, there is a pathway leading to the front door.

To the rear of the property is a newly

landscaped garden with a large patio perfect for seating, two outside sheds with power and rear access leading to the garage.

Garage:  
15'11" x 7'11" (4.86m x 2.43m)  
Up and over door.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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.



Road Map



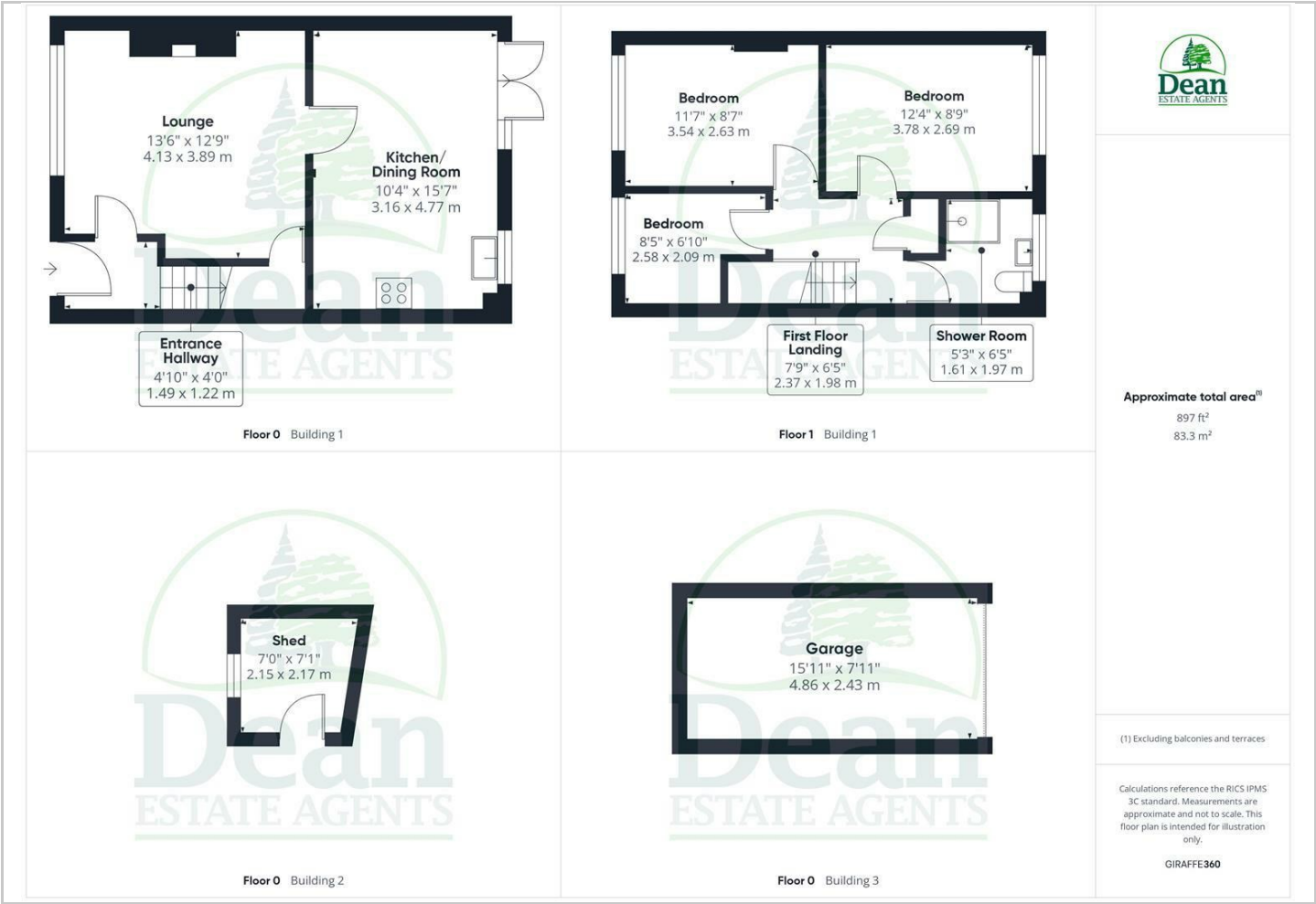
Hybrid Map



Terrain Map



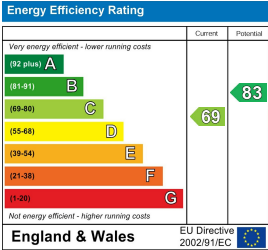
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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