



- A smart and well presented three bedroom home
- Spacious kitchen/dining room, lounge and conservatory
- Large main bedroom with en suite shower room
- Fully enclosed, manageable rear garden
- Views over open fields and countryside to the rear
- Offered for sale with no onward chain



'Quietly located in the village of Coleford with a garden overlooking open countryside and having lovely views, this three bedroom home offers plenty of generous sized accommodation over three floors!'

This three bedroom, mid terrace home enjoys accommodation set over three levels and is in smart and tidy order throughout and could suit a variety of buyer types. The ground floor accommodation comprises a light and bright lounge with sliding doors into a sunny conservatory which is perfectly positioned to enjoy the sunny rear aspect. There is a kitchen/dining room which is a really good size which has integrated appliances including fridge/freezer, Rangecooker and dishwasher and a utility type area beneath the stairs and there is a handy ground floor wc. On the first floor there are two bedrooms which are both a comfortable size as well as the main family bathroom. Further stairs then rise to the main bedroom which is located on the second floor and enjoys a far reaching view over fields and also benefits from an en suite shower room. The property has GCH and double glazing. Offered for sale with no onward chain. Externally the property has a shallow front garden and has an allocated parking space located just a stones throw from the property. At the rear there is a fully enclosed garden that is a manageable size and is laid to chippings with raised beds and planters and again a sunny and private aspect backing onto fields.

Coleford is a quiet Mendip village with a family orientated feel. There are plenty of basic amenities on offer including village store, doctors surgery, two villages pubs and Primary school to name just a few and they are all within walking distance. Alfords Ridge is situated on the fringe of the village and can easily be commutable to Bath, Frome or Midsomer Norton.

Tenure: Freehold

Council Tax Band: C



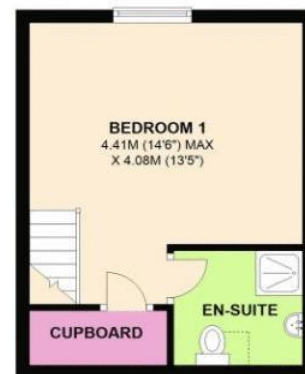
GROUND FLOOR
APPROX. 42.9 SQ. METRES (461.9 SQ. FEET)



FIRST FLOOR
APPROX. 37.0 SQ. METRES (398.3 SQ. FEET)



SECOND FLOOR
APPROX. 22.0 SQ. METRES (236.7 SQ. FEET)



TOTAL AREA: APPROX. 101.9 SQ. METRES (1096.9 SQ. FEET)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.