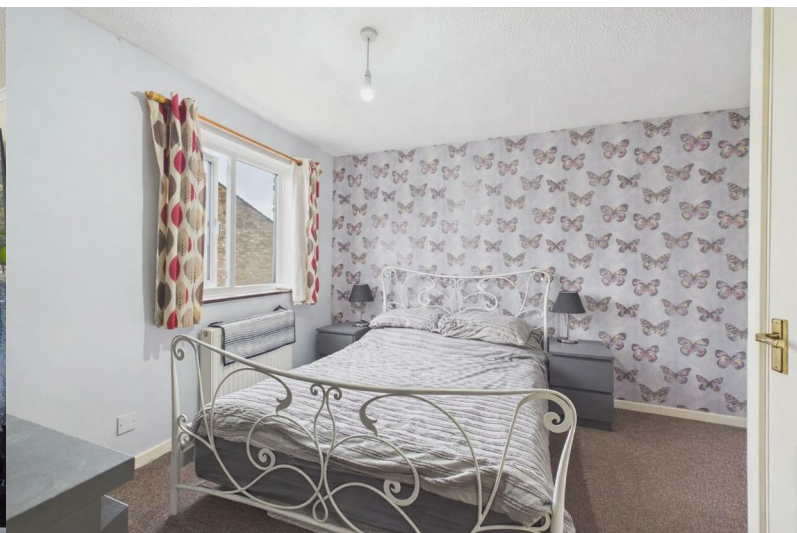




## Sylvan Close

Coleford, Gloucestershire, GL16 8RU

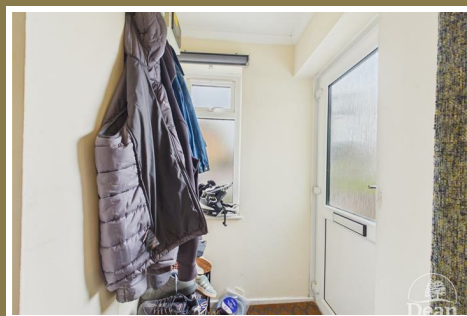
£175,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\* Dean Estate Agents are delighted to offer to the market this starter home situated near to Coleford town centre. The attached house boasts an entrance porch leading to the spacious lounge and modern kitchen. Upstairs there is a generous sized double bedroom and contemporary bathroom. Outside there is off road parking and a rear garden separate from the property.

Set on the edge of the beautiful Forest of Dean, Coleford is a thriving market town that blends everyday convenience with a welcoming community feel. The town centre offers a great range of amenities including supermarkets, independent shops, cafés and pubs, along with leisure facilities and regular local services.



Approached via UPVC double glazed door into:

#### Entrance Porch:

3'6" x 2'11" (1.07m x 0.91m)

UPVC double glazed window, consumer unit, archway into lounge.

#### Lounge:

12'0" x 11'10" (3.67m x 3.61m)

UPVC double glazed window, panelled radiator, TV point, smoke alarm, power & lighting, archway to kitchen.

#### Kitchen:

10'6" x 5'3" : (3.20 x 1.60 :)

A range of base & eye level units, drawers, rolled edge worktop surfaces, single stainless steel sink with drainer unit, space & plumbing for washing machine, space for oven, wall-mounted gas fired Vaillant combi boiler, carbon monoxide alarm, oak effect flooring, power & lighting, double glazed window, tiled splashbacks, space for undercounter fridge & freezer, UPVC double glazed window.

#### First Floor Landing:

3'11" x 3'2" (1.20m x 0.97m)

Doors to bedroom and bathroom, power & lighting, loft access.

#### Bedroom:

11'2" x 8'8" (3.42m x 2.66m)

UPVC double glazed window, panelled radiator, power & lighting, two separate built-in cupboards/wardrobe.

#### Bathroom:

6'5" x 5'6" (1.97m x 1.69m)

Walk in double shower, W.C., wash hand basin, panelled radiator, UPVC double glazed frosted window, extractor fan, lighting.

#### Outside:

To the front of the property, one will find a lawned area, shrubs, outside light, behind the entrance porch is a storage cupboard with electric meter; side path providing access to the off road parking space and further path leading to the lower garden, which is fully fenced and lawned. Please note the rear garden is not attached to the property.



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.

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Tenanted Property – 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.

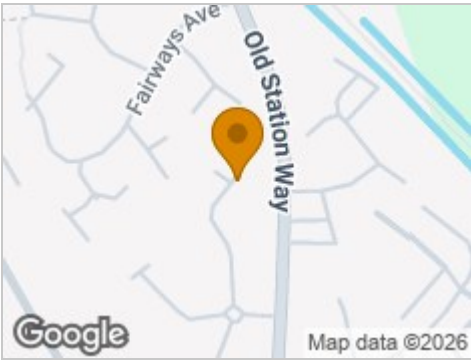
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



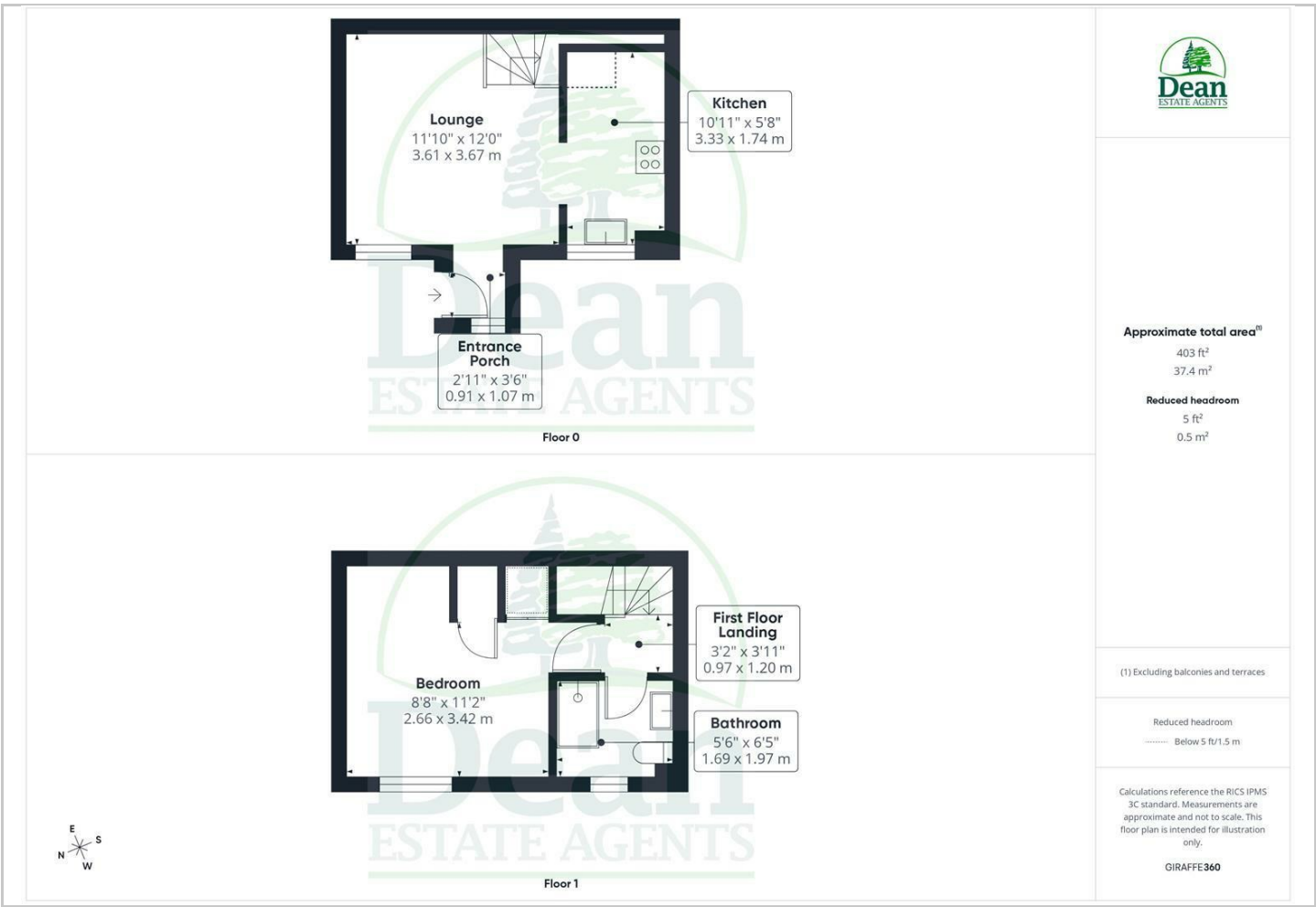
Hybrid Map



Terrain Map



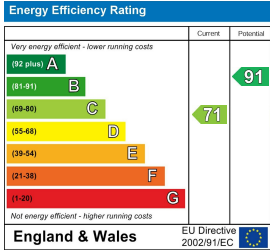
Floor Plan



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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