



43 Fairways Avenue

Coleford, GL16 8RP

£275,000



*****VIRTUAL TOUR AVAILABLE***** Dean Estate Agents are delighted to present to the market this spacious three-bedroom detached property offered with NO ONWARD CHAIN. This property boasts spacious living, accommodating from a sizeable living room, a separate dining room, conservatory, utility room, large kitchen and downstairs cloakroom. Upstairs you will find three good sized bedrooms and a family bathroom. Outside you will find an enclosed, private garden with direct access to the driveway which offers off road parking for two vehicles.

Fairways Avenue is situated just a short walk from Coleford town center where you will find a large variety of local amenities such as supermarkets, doctor surgeries, independent businesses, cafes, dentists and much more!



Entrance Porch:

Double glazed Upvc side aspect window, door into entrance hallway.

Entrance Hallway:

Stairs to the first floor, power and lighting, smoke alarm. Doors into:

Cloakroom:

W.C, hand wash basin, double glazed frosted upvc window.

Living Room:

Double glazed Upvc window to front aspect, rear double glazed sliding doors to access the rear garden, double panelled radiator, TV point, power and lighting.

Dining Room:

Double glazed Upvc window to front aspect, power and lighting, double panelled radiator.

Kitchen:

A range of base, wall and drawer mounted units with rolled edge worktops, space and plumbing for a washing machine, space for a fridge/ freezer, space for range style oven with an extractor fan

above, one and a half bowl single sink drainer unit with mixer tap above, double glazed UPVC window to rear aspect. Door leading into:

Conservatory:

An 'L' shaped conservatory, side and rear aspect double glazed UPVC windows allowing the room to fill with natural light, double doors out into the garden.

Bedroom One:

Built in wardrobes, double panelled radiator, power points, double glazed UPVC window to front aspect.

Bedroom Two:

Double panelled radiator, power points, double glazed UPVC window to front aspect.

Bedroom Three:

Double glazed UPVC window to rear aspect. Double panelled radiator, power and lighting.

Bathroom:

Suite comprising of walk in shower with sliding glass doors and shower head off the mains above, W.C, pedestal wash hand basin, double panelled radiator, double glazed Upvc frosted window.

Outside:

As you approach the garden you are met with a large patio area perfect for outdoor furniture, beyond this you will find a laid-to-lawn area, a raised pond, all enclosed by mature shrubs and fencing.

To the front of the property there is a driveway with off-road parking for two cars, and a laid-to-lawn front garden with mature shrubs.

Garage:

Currently split into two sections with one being used as an office space that has power and lighting, and the other is being used for storage. This has an up and over door which leads out to the driveway.



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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



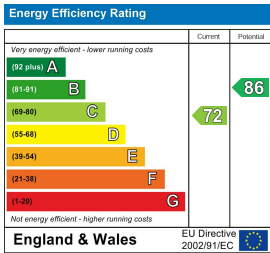
Floor Plan



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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