Dean
ESTATE AGENTS

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Tufthorn Avenue

Coleford, Gloucestershire, GL16 8PT

Offers In The Region Of £170,000 | 3 | 1 | 1 | D





A well-presented three bedroom semi-detached family home, offering spacious and practical accommodation ideally suited to modern family living.

The property is approached via a welcoming entrance hallway, leading through to a generous lounge/dining room, providing plenty of space for both relaxing and entertaining. The ground floor is completed by a modern fitted kitchen, while upstairs are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a front garden predominantly laid to lawn, while the enclosed rear garden has been designed with ease of maintenance in mind, featuring a patio area ideal for outdoor seating, dining and entertaining.

Situated on the edge of the beautiful Forest of Dean, Coleford is a thriving market town offering an excellent range of everyday amenities, including supermarkets, independent shops, cafés, pubs and leisure facilities.

The area is particularly popular with families, with local schooling nearby and an abundance of woodland walks, cycle routes and outdoor attractions right on the doorstep. Good road connections provide convenient access to surrounding towns and wider commuter routes, making this an excellent location for those looking to enjoy a countryside lifestyle while remaining well connected.







Approached via UPVC double glazed front door into:

Entrance Hallway:
9'2" x 5'11" (2.80m x 1.81m)
Doors to kitchen/dining room & lounge, stairs to first floor landing, power & lighting, smoke alarm, radiator.

Lounge:
17'4" x 10'8" (5.30m x 3.27m)
Door to conservatory, power & lighting, UPVC double glazed window to front aspect, radiators.

Kitchen/Dining Room:
11'3" x 10'11" (3.43m x 3.34m)
A range of eye level and base units, space for fridge/freezer, space & plumbing for the washing machine & dishwasher, stainless steel sink with drainer unit, double glazed UPVC window to rear aspect, door to utility/lean to space, power & lighting, extractor fan.

Conservatory:
9'5" x 8'5" (2.88m x 2.58m)
Double glazed UPVC windows, door to rear garden, power.

First Floor Landing:
6'6" x 5'11" (2.00m x 1.82m)
Doors to bedrooms & bathroom, UPVC double glazed window to front aspect, smoke alarm, power & lighting, loft access.

Bedroom One:
11'11" x 8'11" (3.65m x 2.74m)
UPVC double glazed window to rear aspect, power & lighting, radiator.

Bedroom Two:
10'7" x 7'4" (3.24m x 2.24m)
UPVC double glazed window to rear aspect, power & lighting, radiator.

Bedroom Three:
9'7" x 7'6" (2.94m x 2.31m)
UPVC double glazed window to front aspect, power & lighting, radiator.

Bathroom:
8'0" x 7'10" (2.46m x 2.41m)
UPVC double glazed frosted window to front aspect, shower over a P shaped bath, W.C., hand wash basin, lighting, radiator.

Outside:
To the front of the property is a laid to lawn garden with a pathway leading to the front door and the side of the property. To the rear the garden is sectioned off with patio and then a fenced area to a gravelled section.








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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



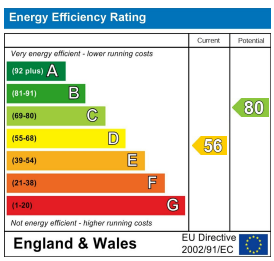
Floor Plan



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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The Property Ombudsman