



## St. Hilaire Avenue

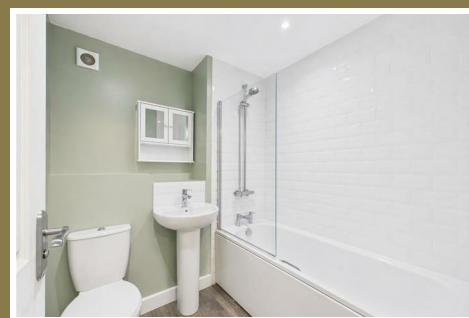
Coleford, Gloucestershire, GL16 8FJ

40% Shared ownership £94,000



A spacious & well presented family home arranged over three floors, offering flexible accommodation perfectly suited to modern living. The ground floor comprises a generous lounge/dining room enjoying views over the rear garden, a contemporary fitted kitchen and a convenient downstairs cloakroom. To the first floor are two well-proportioned bedrooms along with the family bathroom, while the top floor is dedicated to the impressive master suite, benefiting from an en-suite shower room and an additional storage room with potential for use as a dressing room or home office. Externally, the property enjoys a low-maintenance rear garden laid with artificial lawn and a patio seating area, ideal for relaxing and entertaining. The home further benefits from off-road parking.

St. Hilaire Avenue is a modern residential setting in Coleford, named in celebration of the town's twinning links with Saint Hilaire de Riez, giving it a distinctive local identity. It is well placed for access to Coleford's compact and walkable town centre, which offers a good range of everyday amenities, shops and services, while the wider Forest of Dean surroundings provide plenty of opportunities for woodland walks and outdoor leisure. Altogether, it is a convenient and well-connected position that combines modern living with the charm of this popular market town.



Approached via a composite front door into:

**Entrance Hallway:**

14'6" x 3'9" (4.43m x 1.16m)

Double panelled radiator, power & lighting, smoke alarm, doors to lounge/dining room, kitchen & cloakroom, stairs to first floor landing.

**Lounge/Dining Room:**

13'8" x 11'5" (4.18m x 3.48m)

Feature gas fireplace with mantel surround, double panelled radiator, UPVC double glazed window to rear aspect, UPVC double glazed French doors to rear garden, power & lighting.

**Kitchen:**

14'4" x 6'7" (4.38m x 2.02m)

A range of base units, wall units & drawers, worktops, integrated oven & hob, extractor hood, breakfast bar with space for seating, one & a half stainless steel sink with drainer unit, integrated fridge & freezer, space & plumbing for washing machine, space & plumbing for dishwasher, UPVC double glazed window to front aspect, double panelled radiator, power & lighting.

**Cloakroom:**

6'3" x 2'9" (1.93m x 0.85m)

W.C., wash hand basin, tiled splashback, consumer unit, lighting, double panelled radiator, extractor fan.

**First Floor Landing:**

10'8" x 3'3" (3.27m x 1.00m)

Double panelled radiator, lighting, doors to bathroom & two of the bedrooms, stairs to second floor landing.

**Bedroom Two:**

13'8" x 10'0" (4.17m x 3.05m)

Double panelled radiator, two UPVC double glazed windows to front aspect, power & lighting.

**Bedroom Three:**

13'8" x 8'11" (4.18m x 2.74m)

Double panelled radiator, two UPVC double glazed windows to rear aspect, power & lighting.

**Bathroom:**

6'5" x 5'7" (1.98m x 1.71m)

Panelled bath with shower over & glass shower screen, W.C., wash hand basin, heated towel rail, extractor fan, part tiled walls, lighting.

**Second Floor Landing:**

10'8" x 3'3" (3.27m x 1.00m)

Double panelled radiator, lighting, doors to bedroom & storage room.

**Bedroom One:**

10'3" x 10'2" (3.13m x 3.11m)

Double panelled radiator, UPVC double glazed window to front aspect, power & lighting, door to en-suite.

**En-Suite:**

6'11" x 5'6" (2.13m x 1.70m)

Step in shower cubicle with tiled walls, W.C., hand wash basin, heated towel rail, velux window, extractor fan, lighting.

**Storage Room:**

6'6" x 3'11" (1.99m x 1.20m)

Lighting.

**Outside:**

The property enjoys an attractive frontage with a neat lawned area, pathway to the entrance and a covered storm porch with timber detail, giving the home a smart and welcoming first impression. Positioned on a corner-style plot, it benefits from off-road parking to the side and a pleasant open outlook to the front.

To the rear is a fully enclosed, low-maintenance garden, mainly laid to artificial lawn and complemented by paved patio seating areas,

ideal for relaxing or entertaining. Timber fencing provides privacy, while a useful garden shed offers additional outdoor storage. Overall, the outside space is practical, easy to maintain and well suited to modern family living.

#### Shared Ownership:

The vendor is selling their 40% share of the property, the other 60% belongs to Stonewater Housing Association.

#### Eligibility Criteria:

You must not be able to afford a suitable property that fulfils your needs on the open market.

Your household income must not exceed the maximum limit for the scheme. Please check for further information

You must have enough savings to cover solicitors fees and the general expenses of moving (approx. £2,500).

You must be a first time buyer or existing home owner\*, whose

requirements (due to size of family mainly) are for a larger property that is unaffordable on the open market.

\*subject to Local Authority approval.

Applicants such as divorced/separated couples can also be considered as long as they have sold their previous property.

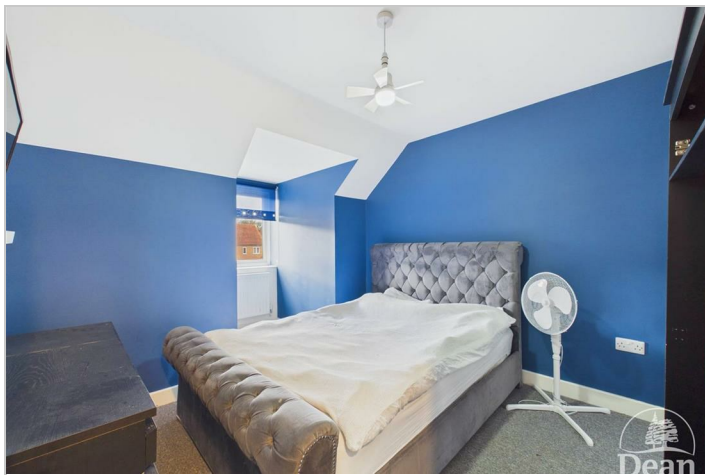
You must be able to arrange a mortgage through a 'high street' or other reputable lender.

You may have to demonstrate a 'local connection' to the area in which you wish to buy. This is generally by showing that you live, work or have strong family links (mother, father, brother, sister etc.) to the area.

You may need to be registered with the Local Authority (Council) in the area in which you wish to buy.

Please note: Applicants who have been in mortgage or rent arrears within the last 12 months are not eligible.

Applicants who have County Court Judgements (CCJs) within the last 12 months will not be eligible.



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.

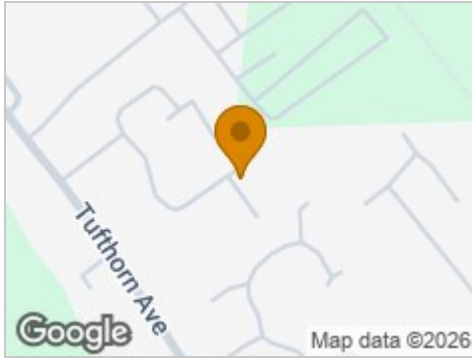
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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



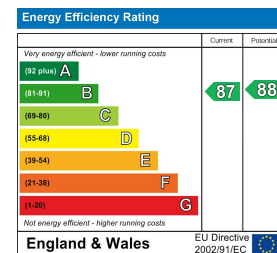
## Floor Plan



## 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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