



FREEHOLD

£250,000



**RAINTREE, TUFTHORN ROAD, COLEFORD, GLOUCESTERSHIRE,
GL16 8PY**

- TWO BEDROOMS
- LOUNGE
- ENCLOSED GARDEN TO REAR
- POPULAR LOCATION
- KITCHEN
- SHOWER ROOM
- GARAGE & OFF ROAD PARKING
- NO ONWARD CHAIN

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RAINTREE, TUFTHORN ROAD, COLEFORD, GLOUCESTERSHIRE, GL16 8PY

SITUATED IN A POPULAR VILLAGE ON THE OUTSKIRTS OF COLEFORD, A SPACIOUS SEMI-DETACHED BUNGALOW WITH AMPLE OFF ROAD PARKING AND DELIGHTFUL GARDENS. THE PROPERTY OFFERS TWO DOUBLE BEDROOMS, LARGE LOUNGE, FITTED KITCHEN , BATHROOM AND HAS GAS CENTRAL HEATING AND DOUBLE GLAZING.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye Valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: cinema, post office, banks, library, shops, 2 supermarkets, pubs and restaurants. Primary and secondary schooling with further education, and two separate golf courses.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Front door to -

Entrance Hall:

Kitchen: Fitted at wall and base level providing worktop and storage space, space for cooker, sink unit, space for fridge/freezer, plumbing and space for washing machine and slimline dishwasher, tiled splash-backs, tiled flooring wall mounted boiler providing central heating and domestic hot water, windows to front and side.

Lounge: 17' 1" x 10' 11" (5.20m x 3.32m), Feature fireplace, window to front, radiator.



Bedroom One: 13' 11" x 9' 10" (4.24m x 2.99m), Window to rear, radiator, built-in wardrobe.

Bedroom Two: 10' 3" x 8' 10" (3.12m x 2.69m), Window to rear, radiator.

Shower Room: Walk-in shower enclosure, W.C., wash hand basin, tiled splash-backs, radiator, window to side.

First Floor: ,



Storage Room: The first floor benefits from plenty of storage space which with the necessary planning consents, this space could be utilised as extra living accommodation.

Outside: To the front gated access leads to a driveway providing off road parking and a covered area suitable for seating or storage. To the rear is a single garage and the private rear garden has a patio and lawned area with a variety of plants and herbaceous borders.

Services: All main services are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

