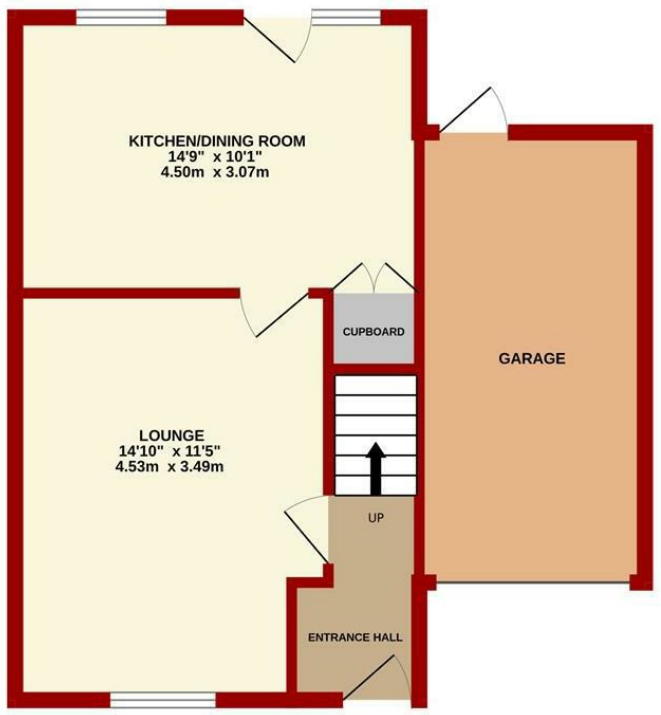
STEVE GOOCH
ESTATE AGENTS | EST 1985

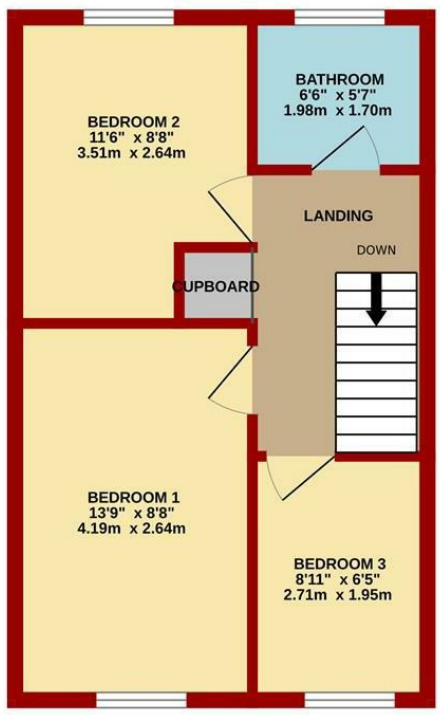
41 Fairways Avenue
Coleford, Gloucestershire GL16 8RP

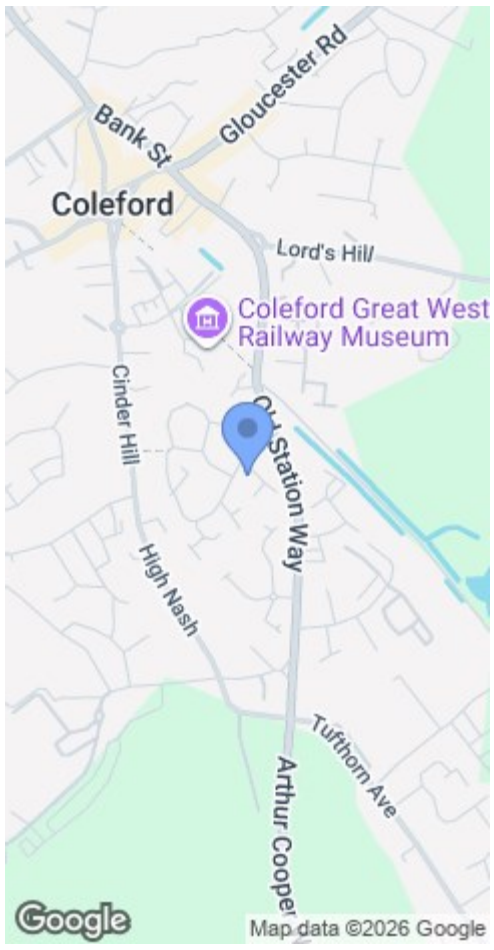


GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.

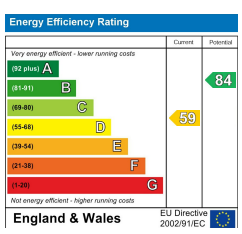


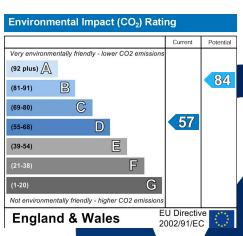
1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.





TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

£260,000

A well-presented THREE-BEDROOM DETACHED family home occupying a GENEROUS CORNER PLOT in a popular residential location. The property offers SPACIOUS LOUNGE, KITCHEN/DINER, GARAGE, DRIVEWAY PARKING and a PRIVATE ENCLOSED SOUTH-FACING REAR GARDEN, all being offered with NO-ONWARD CHAIN.

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, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.

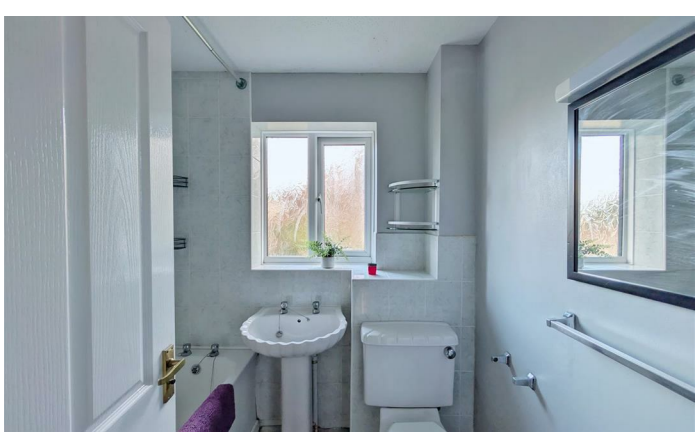














ENTRANCE HALL
Accessed via a double glazed uPVC front door with wood-effect flooring, radiator, power points, hanging space for coats and stairs leading to the first floor.

LOUNGE
14'10" x 11'05" (4.50m x 3.07m)
Wood-effect flooring, radiator, power points, television point and front aspect double glazed uPVC window.

KITCHEN DINER
14'09" x 10'01" (4.50m x 3.07m)
Fitted with a range of base, wall and drawer mounted units with rolled edge worktops. Space for a cooker with extractor hood above, space for a fridge/freezer and plumbing for a washing machine. Wall-mounted Potterton gas-fired boiler, part tiled walls and rear aspect double glazed uPVC window.
Open plan to the dining area, which benefits from a radiator, power points, understairs storage cupboard, rear aspect double glazed uPVC window and double glazed uPVC door leading out to the rear garden.

FIRST FLOOR LANDING
11'02" x 5'11" (3.40m x 1.80m)
Access to loft space, airing cupboard and doors to all first floor rooms.

BEDROOM ONE
13'09" x 8'08" (4.19m x 2.64m)
Front aspect double glazed uPVC window, radiator and power points.

BEDROOM TWO
11'06" x 8'08" (3.51m x 2.64m)
Rear aspect double glazed uPVC window, radiator and power points.

BEDROOM THREE
8'11" x 6'05" (2.72m x 1.96m)
Front aspect double glazed uPVC window, radiator and power points.

BATHROOM
6'06" x 5'07" (1.98m x 1.70m)
White suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin and low level WC. Radiator and rear aspect obscure double glazed uPVC window.

OUTSIDE
To the front, the property benefits from a driveway providing off-road parking for two vehicles, leading to the garage with up-and-over door, power, lighting and a personal door to the rear garden. The front garden is mainly laid to lawn with mature trees and shrubs, with gated side access.
The rear garden is a particular feature of the property, occupying a generous corner plot and offering a good degree of privacy. It is predominantly laid to lawn with a patio seating area, mature shrubs and enclosed boundaries, creating an excellent space for entertaining and family enjoyment.

SERVICES
Mains gas, electricity, water and drainage.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent Water - Rates to be confirmed.

LOCAL AUTHORITY
Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold

VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Coleford town centre, take a right at the traffic lights signposted Lydney/Chepstow. Proceed onto Old Station Way road, continue along until reaching Fairways Avenue where you will turn right where the property can be found on the left hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)