



- An attractive stone built cottage in a village location
- Cosy lounge and a nice size kitchen/breakfast room
- Two bedrooms plus additional single room accessed via main bedroom
- Good size gardens to two sides of the property
- Garage and driveway parking
- Offered for sale with no onward chain



'A charming end of terrace cottage in the heart of the village of Coleford which enjoys a lovely private plot as well as an attached garage and driveway!'

This attractive two double bedroom, stone built cottage has plenty of charm and character and offers a deceptive amount of space coupled with a generous sized garden. As you enter the property there is a welcoming sunroom with space for conservatory furniture and a door which connects into the garage. There is a cosy lounge, a nice size kitchen/breakfast room with stairs rising to the first floor. There is a light and airy conservatory overlooking and providing access to the private rear garden. The bathroom is also located on the ground floor and offers both a bath and separate shower enclosure. On the first floor there are two main bedrooms both are comfortable double rooms with built in wardrobes and from the rear bedroom there are steps up to another room which could be used as a single bedroom, dressing room or office. The property has GCH and is double glazed throughout. Offered for sale with no onward chain.

Externally the property is fully enclosed to the front boundary and has a gated driveway in front of a large single garage. A large proportion of the garden to the side of the property is laid to paving for the most part with a selection of beds and a garden shed and enjoys a sunny south facing position. Through a gate there is a garden area to the rear laid to paving for ease of maintenance which has a very private feel.

The property is located in a central position within the village and is within walking distance of most village amenities including the popular primary school, doctors surgery & pharmacy and also a co-op convenience store. Midsomer Norton is five miles, Frome is six miles. Bath city centre is fourteen miles and Bristol city centre is twenty miles.

Tenure: Freehold

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.