



Owen Gardens

Coleford, Gloucestershire, GL16 8EB

£230,000



A deceptively spacious family home offering excellent potential for modernisation, set on a generous plot close to Coleford town centre. The accommodation includes a bright and airy lounge, a large kitchen/dining room with access to a cloakroom and a useful space with potential to be utilised as a utility room. To the first floor are three double bedrooms and a family bathroom. Outside, the rear door opens onto a decked terrace with steps leading down to a lawned garden and a substantial outbuilding providing excellent storage. To the front, the property benefits from ample off-road parking.

The property is conveniently positioned close to Coleford town centre, where a range of local amenities can be found including supermarkets, independent shops, cafés, a doctors surgery, pharmacy, schools and good transport links.



Approached via UPVC double glazed front door into:

Entrance Hallway:

15'10" x 6'10" (4.83m x 2.09m)

Stairs to first floor landing, door to kitchen & lounge, radiator, double glazed UPVC window to front aspect, power & lighting, smoke alarm, storage cupboard downstairs.

Lounge:

11'6" x 11'5" (3.53m x 3.48m)

UPVC double glazed window to rear aspect, radiator, power & lighting, TV point.

Kitchen/Dining Room:

19'0" x 14'9" (5.80m x 4.50m)

A range of eye level and base units, space for fridge/freezer, UPVC double glazed French doors to rear garden, UPVC double glazed window to front aspect, power & lighting, one & a half bowl sink with integrated drainer unit, radiator, door into inner hallway.

Inner Hallway:

6'0" x 3'6" (1.84m x 1.08m)

Door to cloakroom & potential utility room, door to rear garden.

Potential Utility Room:

11'9" x 5'11" (3.60m x 1.82m)

Power & lighting, UPVC double glazed window to side aspect.

Cloakroom:

6'0" x 3'1" (1.84m x 0.95m)

Frosted double glazed UPVC window, W.C., hand wash basin, extractor fan, lighting, boiler.

First Floor Landing:

11'7" x 6'10" (3.55m x 2.09m)

Doors to bedrooms & bathroom, UPVC double glazed window to front aspect, power & lighting, radiator, smoke alarm, loft access.

Bedroom One:

11'7" x 13'7" (3.55m x 4.15m)

UPVC double glazed window to front aspect, radiator, power & lighting.

Bedroom Two:

11'5" x 9'10" (3.49m x 3.02m)

UPVC double glazed window to front aspect, power & lighting, radiator.

Bedroom Three:

8'8" x 7'6" (2.66m x 2.31m)

UPVC double glazed window to front aspect, power & lighting, radiator.

Bathroom:

5'6" x 6'9" (1.70m x 2.08m)

Frosted UPVC double glazed window, storage, W.C., hand wash basin, panelled bath with mixer tap & hose, lighting, radiator.

Outside:

The rear garden is a particularly generous size and offers excellent potential for further landscaping and improvement. A spacious raised decked terrace provides the perfect spot for outdoor seating and entertaining, enjoying an elevated outlook across the surrounding rooftops towards

open countryside beyond. Steps lead down to a large lawned garden with paved pathways, fenced boundaries and a useful range of outbuildings/storage sheds to the rear. The garden also benefits from side access and plenty of space for keen gardeners, families or those looking to create a fantastic outdoor space.

Outbuilding:

18'5" x 16'4" (5.63m x 4.98m)

Power & lighting.



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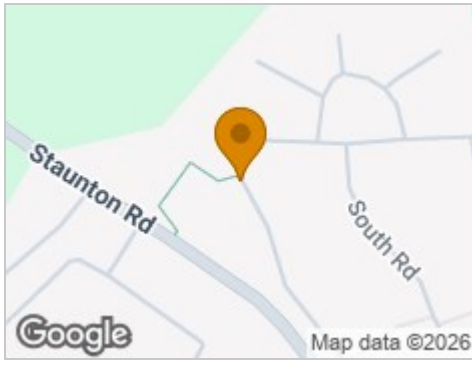
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Road Map



Hybrid Map



Terrain Map



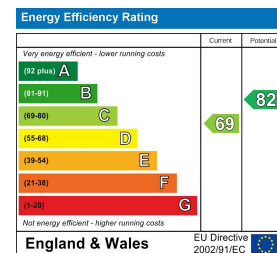
Floor Plan



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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