



Fairways Avenue, Coleford, GL16 8RP

£1,350 Per Month



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# 7 Fairways Avenue

Coleford, GL16 8RP

- CLOSE TO TOWN CENTRE
- THREE BEDROOMS
- LINK-DETACHED FAMILY HOME
- MODERN BATHROOM
- GARAGE & OFF ROAD PARKING
- RECENTLY RENOVATED
- QUIET LOCATION
- AVAILABLE NOW!

Don't miss the opportunity to rent this spacious home, ideally positioned within easy walking distance of Coleford town centre. Offering generous & versatile accommodation throughout, the property is perfect for families or professional tenants seeking a convenient location.

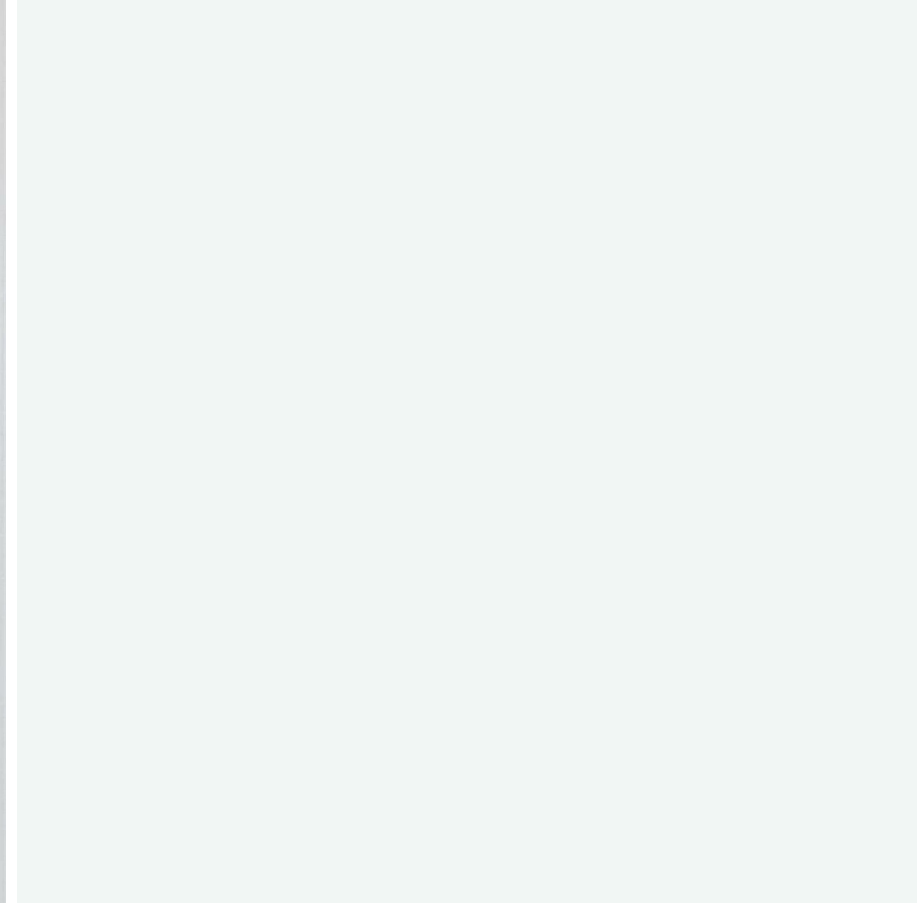
The accommodation comprises a spacious lounge, separate dining room & a well-appointed kitchen with ample storage. Upstairs are three well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes, together with a family bathroom.

Externally, the property offers a small lawned front garden, ample off-road parking leading to a garage, and gated access to a useful storage area. The enclosed rear garden is designed for low maintenance, featuring lawn & a patio seating area, ideal for relaxing or entertaining.

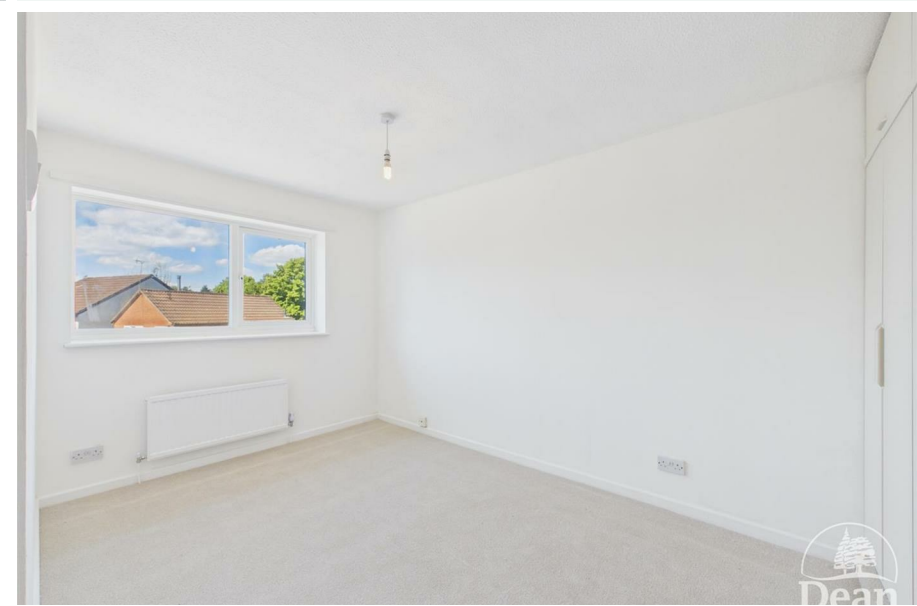
Coleford is a thriving market town in the heart of the Forest of Dean, offering an excellent range of amenities including supermarkets, independent shops, cafés, pubs, schools, doctors and dentists. Surrounded by beautiful woodland and countryside, the town also provides excellent transport links to Gloucester, Monmouth and the wider motorway network, making it an ideal location for commuters and families alike.



Entrance Hallway:	8'4" x 4'7" (2.55m x 1.40m)
Lounge:	14'7" x 11'3" (4.47m x 3.44m)
Kitchen:	10'1" x 7'2" (3.08m x 2.19m)
Dining Room:	10'0" x 7'2" (3.07m x 2.19m)
First Floor Landing:	10'4" x 5'10" (3.17m x 1.80m)
Bedroom One:	12'2" x 8'1" (3.72m x 2.48m)
Bedroom Two:	11'5" x 8'0" (3.48m x 2.44m)
Bedroom Three:	9'3" x 6'6" (2.82m x 1.99m)
Bathroom:	6'6" x 5'6" (2.00m x 1.68m)
Outside:	
Garage:	17'0" x 8'9" (5.20m x 2.68m)
Consumer Notes:	
Fees:	



Directions

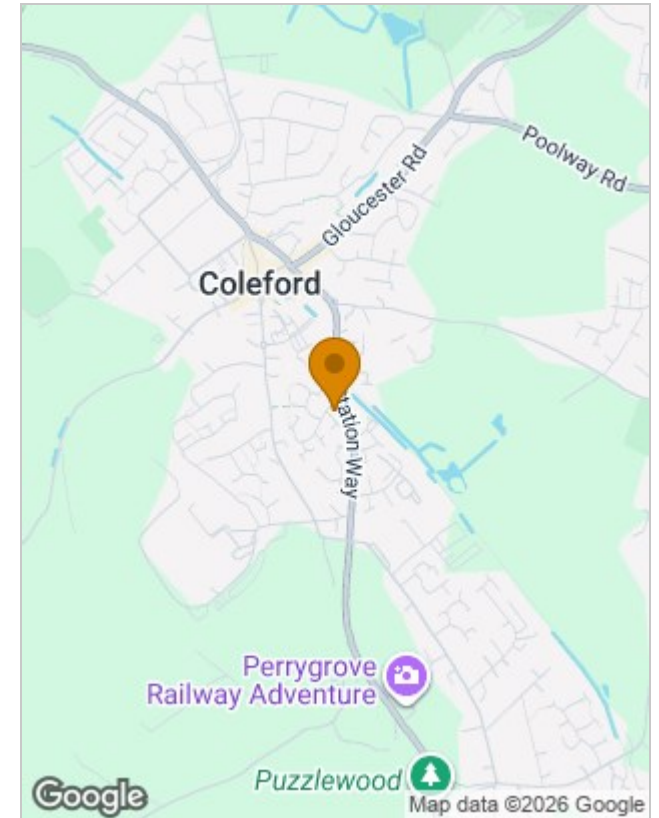




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.