



Sylvan Close

Coleford, Gloucestershire, GL16 8RU

£170,000



A well presented two-bedroom starter home, ideally situated within walking distance of Coleford town centre and its range of amenities. The accommodation briefly comprises a fitted kitchen to the front aspect, a spacious and light-filled lounge/dining room with sliding doors opening out to the rear garden, two well-proportioned bedrooms and a family bathroom. The property further benefits from UPVC double glazing and gas central heating throughout.

Outside, the property enjoys an enclosed rear garden laid mainly to lawn with a patio seating area and useful garden shed, offering a good degree of privacy and an ideal space for relaxing or entertaining. To the front, there is an allocated parking space for added convenience.

Coleford town centre sits at the heart of the Forest of Dean, offering a convenient mix of everyday amenities and a friendly, community feel. You'll find a good range of independent shops alongside well-known supermarkets, cafés, pubs and takeaways, plus essential services such as GP and dental practices, pharmacies, banks, and a Post Office. The town is well served by local bus routes, and there are schools, leisure facilities and green spaces nearby. With woodland walks and countryside on the doorstep, Coleford combines practical day-to-day living with easy access to the area's outstanding natural surroundings.



Approached via UPVC double glazed door with obscured glass panel into:

Entrance Hallway:

Door to lounge, arch to kitchen, single panelled radiator, tiled flooring, power & lighting.

Kitchen:

7'10" x 7'10" (2.39m x 2.39m)

A range of base and wall units, worktops, tiled splashbacks, one and a half bowl sink with drainer unit, space for fridge/freezer, space & plumbing for washing machine, wall mounted gas fired boiler, tiled flooring, strip light, UPVC double glazed window to front aspect.

Lounge:

UPVC double glazed patio doors to rear, stairs to first floor landing, two single panelled radiators, TV point, power & lighting.

First Floor Landing:

Doors to both bedrooms & bathroom, power & lighting.

Bedroom One:

11'10" x 8'7" (3.61m x 2.64m)

UPVC double glazed window, single panelled radiator, power & lighting.

Bedroom Two:

10'5" x 6'9" (3.20m x 2.06m)

UPVC double glazed window, single panelled radiator, airing cupboard housing hot water tank & immersion heater.

Bathroom:

White suite comprising of W.C., wash hand basin, panelled bath with mixer tap and shower over, single panelled radiator, shaver point with light, tiled walling, extractor fan, UPVC double glazed obscured window.

Outside:

To the front, the home enjoys an allocated parking space and an attractive low-maintenance frontage, all set within a popular residential development conveniently positioned for Coleford town centre and its amenities.

with a patio seating area and fenced boundaries, creating an ideal space for relaxing, entertaining or enjoying outdoor dining.

Outside, the property benefits from a fully enclosed rear garden, laid mainly to lawn



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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

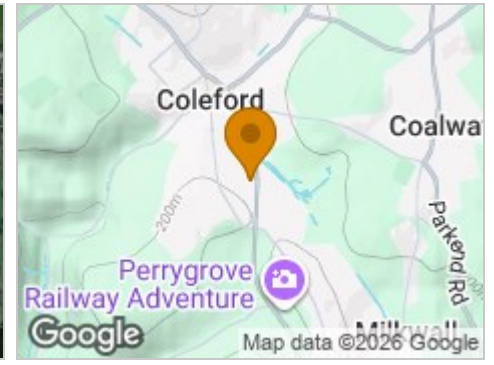
Road Map



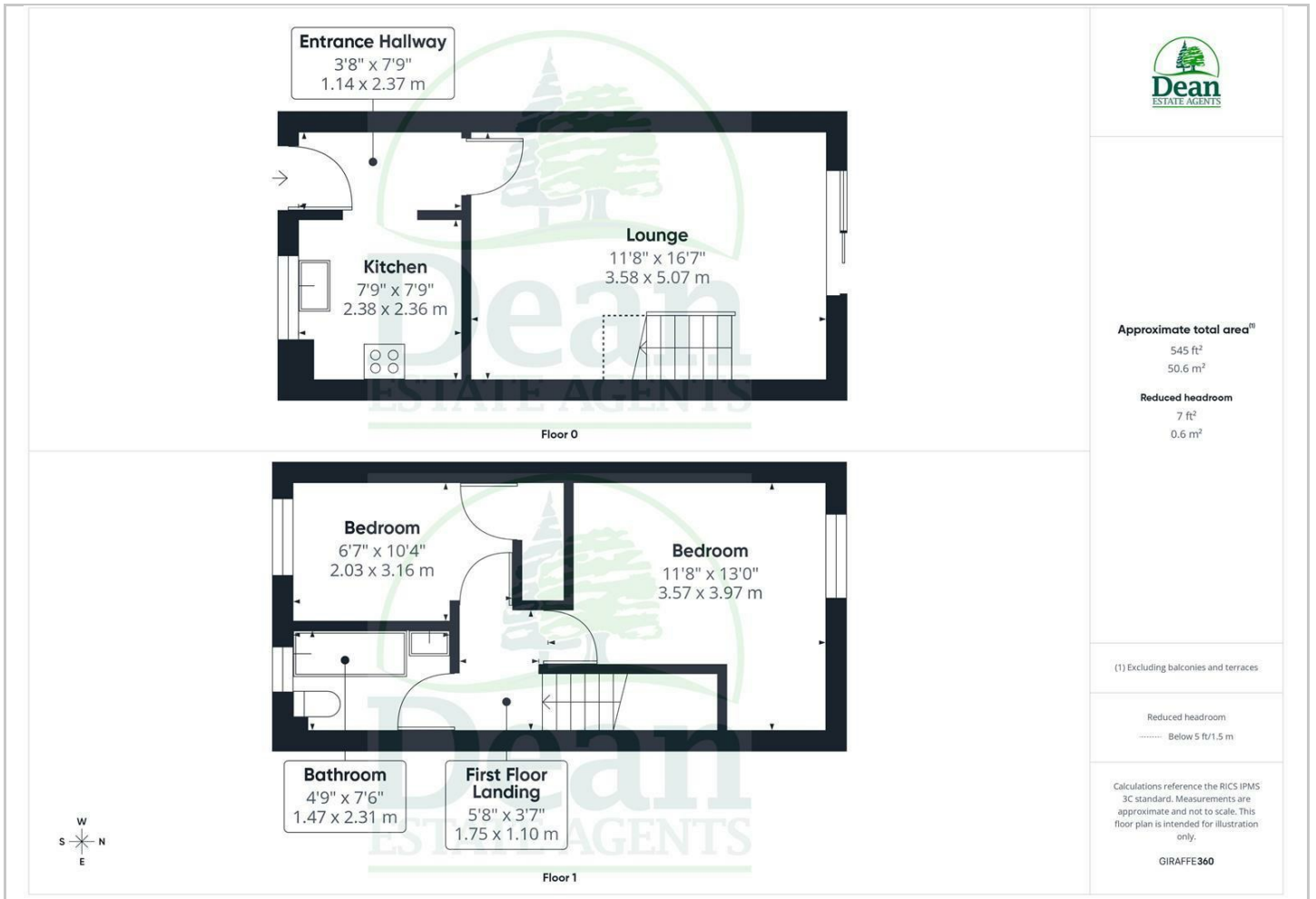
Hybrid Map



Terrain Map



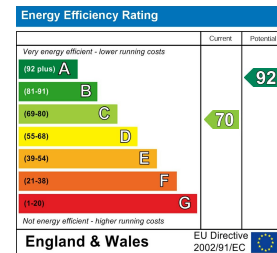
Floor Plan



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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