

[illegible]

The floor plan shows a central landing area (tan) with four doors leading to the bedrooms and bathroom. The bedrooms are labeled BEDROOM 1, BEDROOM 2, and BEDROOM 3. The bathroom is labeled BATHROOM. There are two wardrobes labeled WARDROBE. The kitchen area includes a DINING CUPBOARD, a DOWN arrow, and a STAIRS area with a staircase.

Floor plan of the first floor. The layout includes a large lounge/diner area at the front, a kitchen at the back left, and a bathroom (WC) at the back right. A central entrance hall provides access to the kitchen, lounge/diner, and stairs. The stairs lead up to the second floor. A cupboard is located near the stairs.



£260,000

A WELL-PRESENTED and SPACIOUS THREE-BEDROOM END-TERRACE HOME WITH OFF-ROAD PARKING FOR TWO TO THREE VEHICLES, A SPACIOUS LOUNGE/DINER, DOWNSTAIRS CLOAKROOM, PRIVATE ENCLOSED REAR GARDEN WITH DECKING AND PATIO AREAS, making it an IDEAL FIRST-TIME BUY or FAMILY HOME.

Mile End is located just outside of the historic market town of Coleford in the delightful Forest of Dean. Coleford is 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 with further education, Leisure Centre (at the college campus) and two separate Golf Courses.



ENTRANCE HALL

Entered via a part glazed UPVC front door with tiled flooring, radiator, power points and stairs leading to the first floor.

CLOAKROOM

Fitted with a low level WC, wash hand basin with tiled splashback, radiator and front aspect frosted UPVC double glazed window.

KITCHEN

9'9" x 9'1" (2.97m x 2.77m)

Fitted with a range of base, wall and drawer mounted units with rolled edge worktops incorporating a one and a half bowl stainless steel sink unit with mixer tap. Integrated oven with four-ring gas hob and extractor hood over, space and plumbing for washing machine, space for fridge freezer, part tiled walls and front aspect UPVC double glazed window.

LOUNGE/DINER

16'3" x 15'0" (4.95m x 4.57m)

A spacious reception room featuring radiators, power points, television point, useful understairs storage cupboard, rear aspect UPVC double glazed window and UPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING

With power points, access to the loft space (part boarded) and doors to all first floor rooms.

BEDROOM ONE

12'5" x 9'7" (3.78m x 2.92m)

Rear aspect double bedroom with built-in wardrobes, radiator, power points and UPVC double glazed window.

BEDROOM TWO

9'7" x 10'3" (2.92m x 3.12m)

Front aspect double bedroom with built-in wardrobe, radiator, power points and UPVC double glazed window.

BEDROOM THREE

8'4" x 7'1" (2.54m x 2.16m)

Rear aspect bedroom with radiator, power points and UPVC double glazed window.

FAMILY BATHROOM

6'8" x 6'2" (2.03m x 1.88m)

Comprising a white suite with panelled bath and mains shower over, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls and front aspect frosted UPVC double glazed window.

OUTSIDE

To the front, the property benefits from driveway parking for two to three vehicles alongside a low maintenance stone chipped garden with pathway leading to the entrance door.

Gated side access leads into the enclosed rear garden, which is predominantly laid to lawn and enjoys a large decked seating area, patio to the rear and garden shed, all enclosed by fencing to provide a good degree of privacy.

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 proceed to the traffic lights and continue straight over into Gloucester Road, proceed along this road for approximately 1 mile and turn left at the crossroads into Woodgate Road. Continue along turning left into Cyril Hart Way where the property can be found on the right hand side.

