



- A charming two bedroom terrace cottage
- Quietly positioned within 'old' Coleford
- Requires some general updating internally
- Shared courtyard and a private elevated garden
- Offered for sale with no onward chain
-



'A quirky and charming cottage set in 'old' Coleford, a quiet part of the village close to open countryside!'

This two bedroom terraced cottage, believed to have been built in the mid 1800's has plenty of charm but does require some general updating internally. The property has a cosy lounge with fireplace and this connects to a galley style kitchen across the rear with access to the courtyard. Also on the ground floor is a shower room. Stairs rise from the lounge to a first floor landing with two pleasant size bedrooms. GCH and double glazing. Offered for sale with no onward chain.

Externally the property benefits from a shared rear courtyard with the neighbouring property and there is an outhouse with power, velux window and plumbing for a washing machine. Steps then rise to a narrow pathway to an elevated lawn garden which is a real sun trap.

The property is located in a quiet position and is within reasonable distance of most village amenities including the popular primary school, doctors surgery & pharmacy and also a co-op convenience store to name just a few. 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: B





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Score	Energy rating	Current	Potential
92+	A		
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55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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.