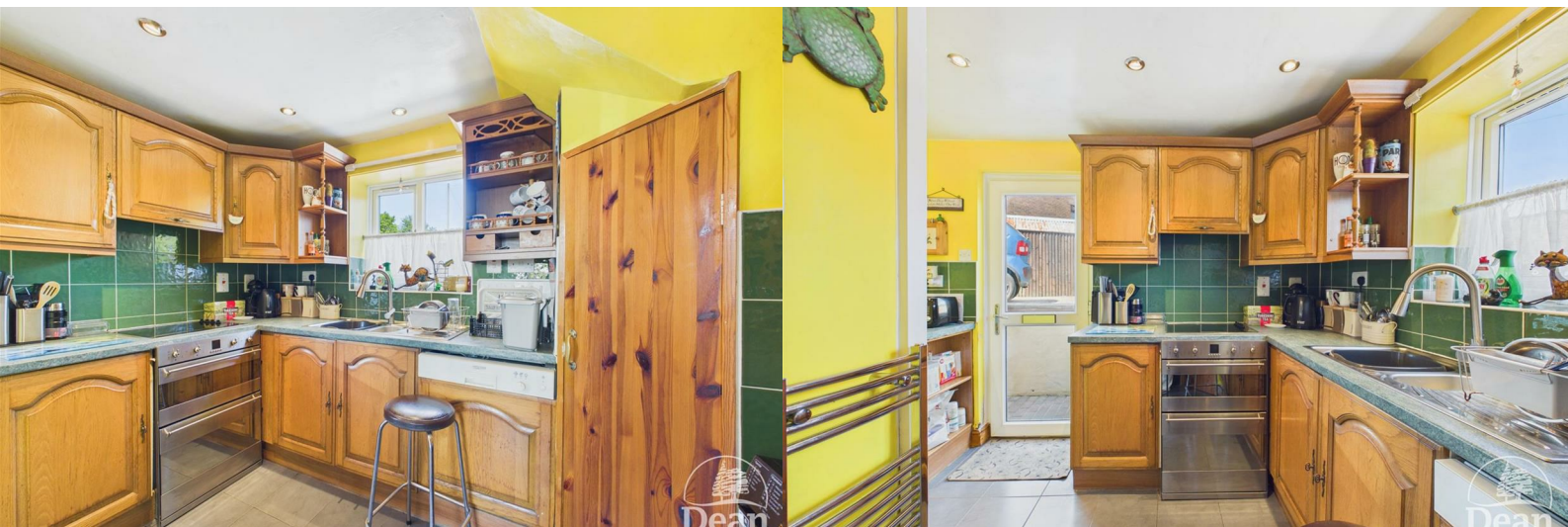




South Road

Coleford, Gloucestershire, GL16 8EJ

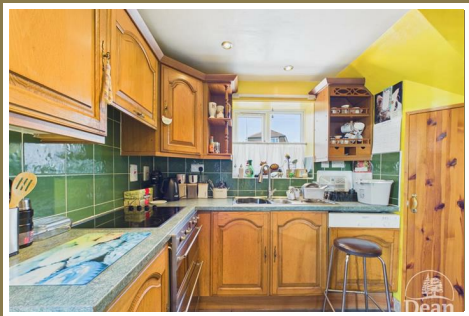
£215,000



A spacious home occupying a generous plot and offering excellent potential for modernisation and improvement. The property provides well-proportioned accommodation throughout, including a large lounge/dining room, fitted kitchen and convenient downstairs cloakroom.

To the first floor are two generous double bedrooms and a family bathroom, making the property ideal for first-time buyers, investors or those looking to create a home tailored to their own tastes and requirements.

Outside, the property truly comes into its own with a substantial plot featuring a low-maintenance garden, large storage shed and ample off-road parking. Offering plenty of scope for enhancement, extension (subject to the necessary permissions) or landscaping, this is a fantastic opportunity to acquire a home with huge potential in a sought-after location, close to Coleford town centre.



Approached via UPVC front door into:

Entrance Hallway:

4'6" x 2'11" (1.39m x 0.91m)

Stairs to first floor landing, door to cloakroom & lounge/dining room, power & lighting, thermostat.

Lounge:

14'1" x 9'10" (4.31m x 3.02m)

Two double glazed UPVC windows to rear aspect, radiators, gas fireplace, power & lighting, TV point, understairs storage cupboard, door into kitchen.

Dining Room:

10'4" x 7'0" (3.16m x 2.15m)

Cloakroom:

4'5" x 2'6" (1.36m x 0.77m)

W.C., UPVC double glazed frosted display window, vent, lighting, double panelled radiator.

Kitchen:

11'3" x 6'6" (3.45m x 1.99m)

A range of wall units & base units, space & plumbing for washing machine, space for dishwasher, integrated fridge/freezer, stainless steel one & a half bowl sink with mixer tap & drainer unit, radiator, power & lighting. UPVC double glazed windows, UPVC door to side garden, consumer unit, electric oven & hob, extractor hood above, understairs storage cupboard.

First Floor Landing:

10'7" x 5'11" (3.25m x 1.81m)

Cupboard housing the boiler providing extra space, shelving & a hanging rail, doors to both bedrooms & bathroom, airing cupboard housing the hot water tank, UPVC double glazed window, power & lighting.

Bedroom One:

11'4" x 11'1" (3.47m x 3.38m)

Two double glazed UPVC windows, radiator, TV point, built in wardrobe, power & lighting.

Bedroom Two:

9'6" x 9'3" (2.91m x 2.82m)

Double glazed UPVC window, power & lighting, radiator, two TV points.

Bathroom:

7'8" x 6'0" (2.35m x 1.83m)

New frosted UPVC double glazed window, new extractor fan, heated towel rail, electric shower over the panelled bath, hand held hose & mixer tap with the bath, W.C., hand wash basin, lighting.

Outside:

Externally, the property occupies a generous plot and benefits from extensive low-maintenance gardens, making it ideal for those seeking plenty of outdoor space with minimal upkeep. To the front, there is a substantial brick-paved driveway providing ample

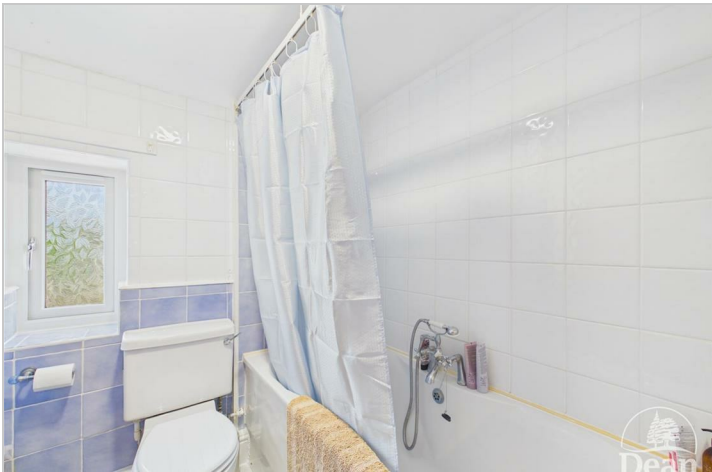
off-road parking for multiple vehicles, complemented by a further gravelled frontage.

The rear garden has been thoughtfully designed for ease of maintenance, featuring large gravelled areas, paved patio seating spaces and a central pathway leading to an impressive timber outbuilding. This substantial garden building offers excellent versatility and could be utilised as a workshop, hobby room, home gym, storage facility or entertaining space, subject to individual requirements.

A further timber storage shed provides additional practical storage, while the garden also benefits from

a high-end bespoke Catio (available as an optional extra by separate agreement). Fully enclosed by timber fencing, the gardens offer a good degree of privacy and create a safe environment for children and pets. The property's generous outdoor space, extensive parking and versatile outbuildings combine to make this an ideal home for families, hobbyists or anyone requiring excellent external facilities.

Outbuilding:
25'5" x 9'6" (7.77m x 2.91m)



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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



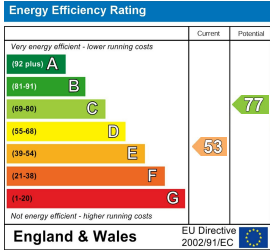
Floor Plan



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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