



Domby Close

Coleford, GL16 8HZ

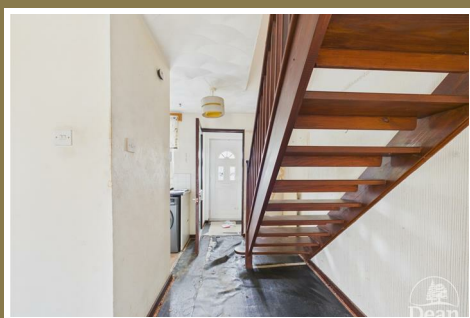
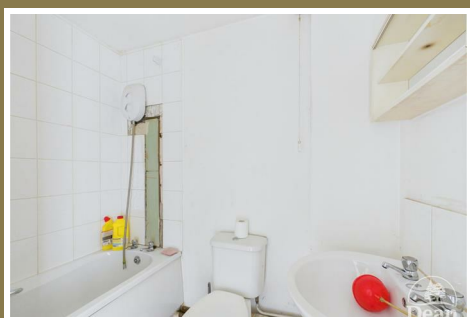
£150,000



A fantastic renovation opportunity offering plenty of potential for buyers looking to modernise and create their ideal home. In need of updating throughout, the property benefits from a spacious open-plan lounge/dining room with feature open-tread staircase, a fitted kitchen, two bedrooms and a bathroom, providing a well-proportioned layout with excellent scope to improve and add value.

Outside, the property enjoys enclosed front and rear gardens, ideal for landscaping or creating low-maintenance outdoor seating areas, along with useful storage sheds and generous communal off-road parking nearby. Situated in a convenient residential position, this property would make an ideal purchase for investors, first-time buyers or anyone seeking a project they can truly put their own stamp on.

Coleford is a historic market town set in the heart of the Forest of Dean, popular for its walkable town centre, range of amenities and excellent access to beautiful surrounding woodland. Combining convenience with a strong sense of community and easy access to the wider Forest and Wye Valley, it is a highly desirable location for those looking to enjoy both town and country living.



Approached via a UPVC front door into:

Entrance Hallway:

Door to lounge & opening into kitchen, power & lighting.

Kitchen:

7'4" x 5'4" (2.24m x 1.65m)

A range of eye level and base units, gas hob & oven, stainless steel sink with mixer tap and integrated drainer unit, space & plumbing for washing machine, space for fridge/freezer, power & lighting, double glazed UPVC window to front aspect.

Lounge/Dining Room:

23'3" x 11'8" (7.09m x 3.57m)

Power & lighting, radiator, UPVC double glazed door to rear garden, TV point, door to kitchen.

First Floor Landing:

6'9" x 5'11" (2.06m x 1.81m)

Doors to both bedrooms & bathroom, power & lighting, loft access.

Bedroom One:

11'7" x 8'5" (3.55m x 2.59m)

Double glazed UPVC window to rear aspect, radiator, power & lighting.

Bedroom Two:

8'4" x 7'4" (2.55m x 2.26m)

Double glazed UPVC window to front aspect, power & lighting, radiator, airing cupboard.

Bathroom:

6'9" x 5'5" (2.07m x 1.66m)

W.C., hand wash basin, radiator, electric shower over the bath, lighting, extractor fan.

Outside:

To the front of the property is a fenced off front garden with pathway to the front door.

To the rear of the property there is a low maintenance garden in need of modernisation with a wooden shed with access to a parking area for two vehicles.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



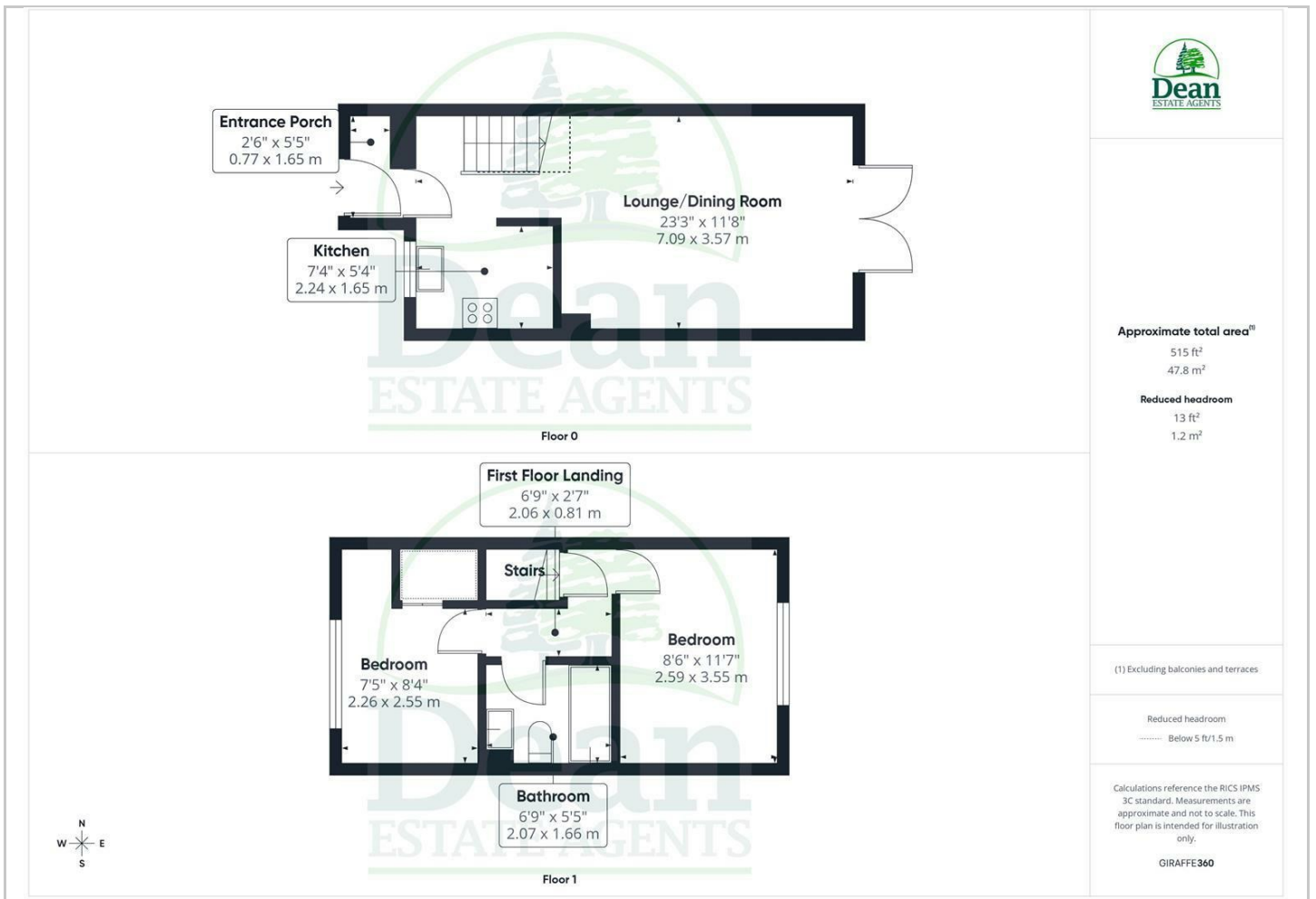
Hybrid Map



Terrain Map



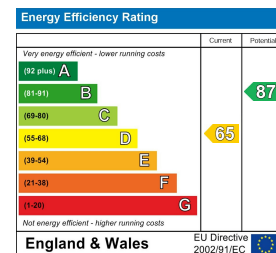
Floor Plan



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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