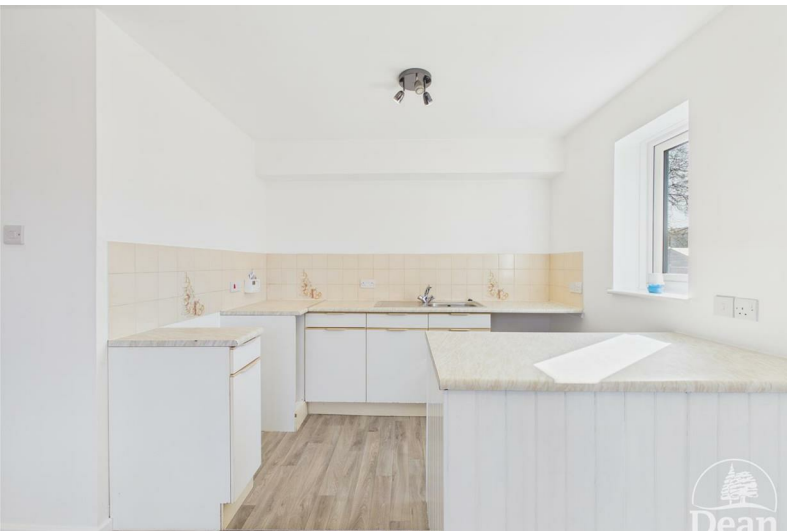




Fairways Avenue

Coleford, GL16 8RP

£97,500



A fantastic first floor apartment situated in a tucked away position to the outskirts of Coleford town centre. The property boasts an open plan living space to include kitchen/lounge area, one double bedroom and bathroom with three piece suite. Outside there is a communal garden and off road parking.

Set on the edge of the beautiful Forest of Dean, Coleford is a thriving market town that offers the perfect balance of everyday convenience and countryside living. The town centre provides a good range of amenities including independent shops, cafés, supermarkets, leisure facilities and schools, with a welcoming community feel throughout.



Approached via the main door into:

Communal Reception:

Stairs to first floor to front door:

Entrance Hallway:

7'3" x 3'3" (2.22m x 1.00m)

Doors to bathroom, bedroom & open plan lounge/kitchen, intercom, power & lighting, loft access, storage cupboard.

Open Plan Lounge/Kitchen:

15'5" x 12'2" (4.72m x 3.71m)

A range of base units, space & plumbing for washing machine, space for cooker, stainless steel sink with mixer tap & integrated drainer unit, two double glazed UPVC windows, power & lighting.

Bedroom:

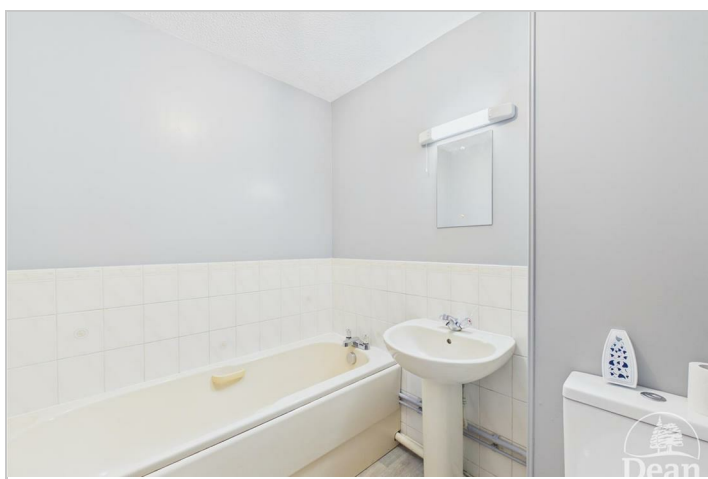
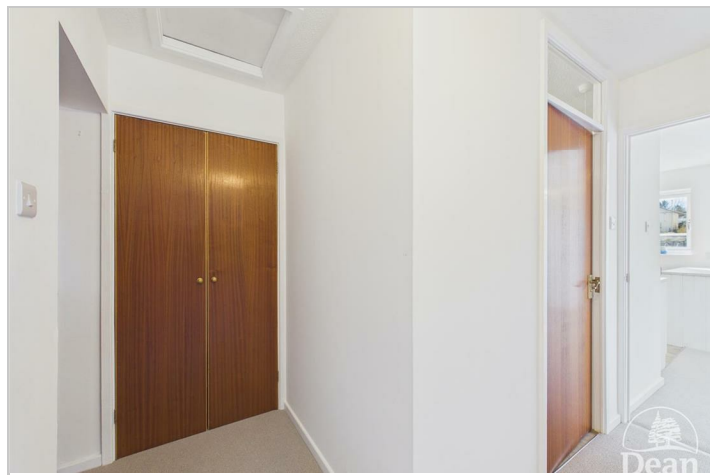
9'4" x 6'9" (2.87m x 2.07m)

Built in wardrobe, UPVC double glazed window, power & lighting.

Bathroom:

6'10" x 5'8" (2.10m x 1.73m)

Hand wash basin with wall mounted light up mirror above & shaver point, extractor fan, W.C., panelled bath, storage cupboard, lighting.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – 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.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

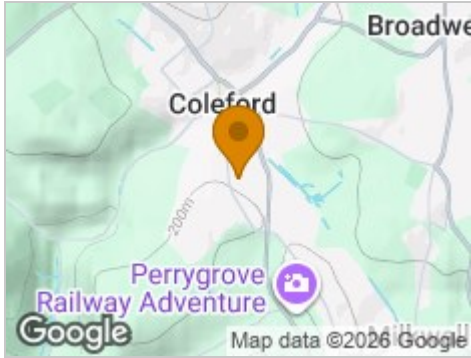
Road Map



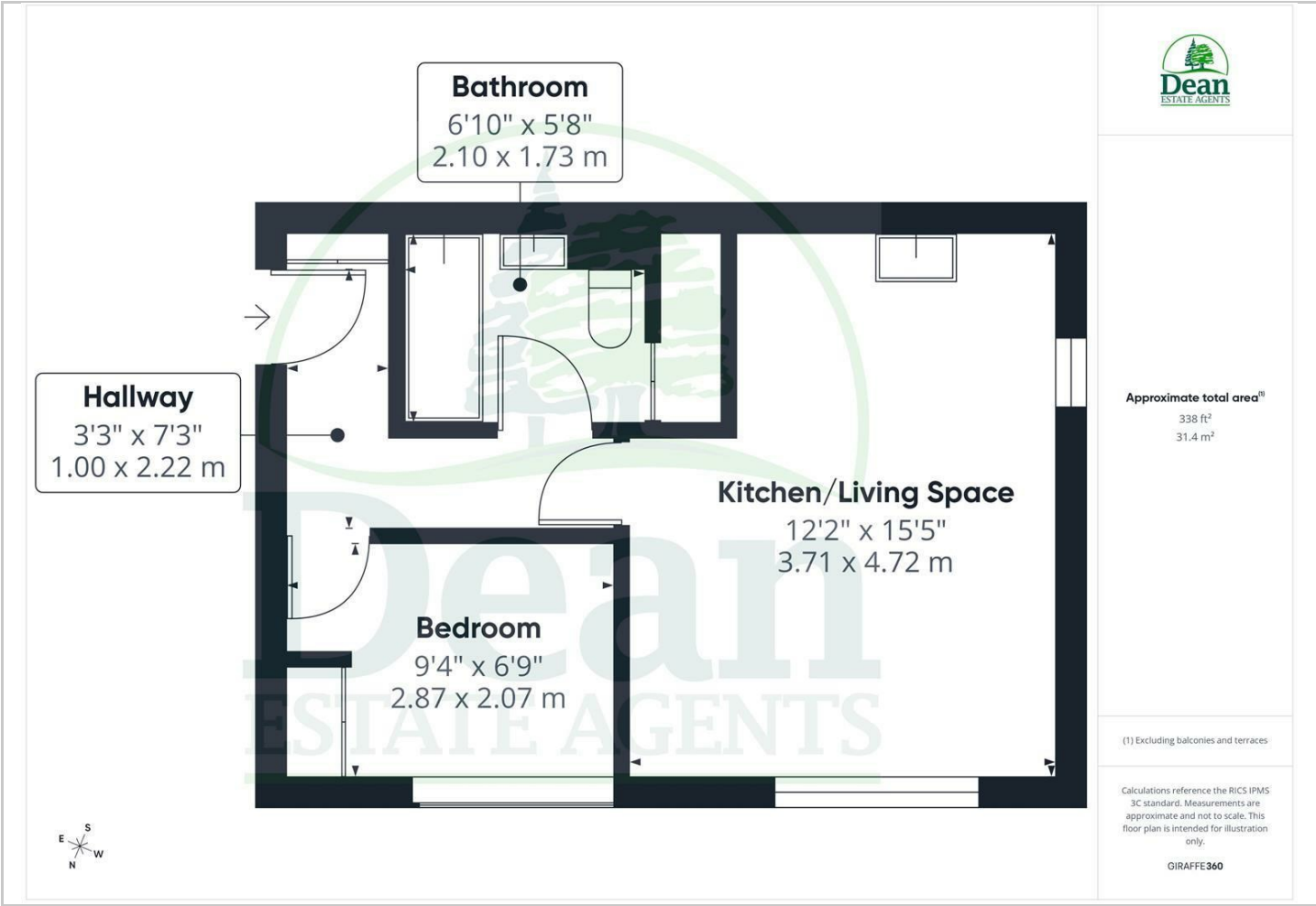
Hybrid Map



Terrain Map



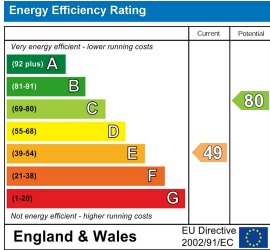
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

