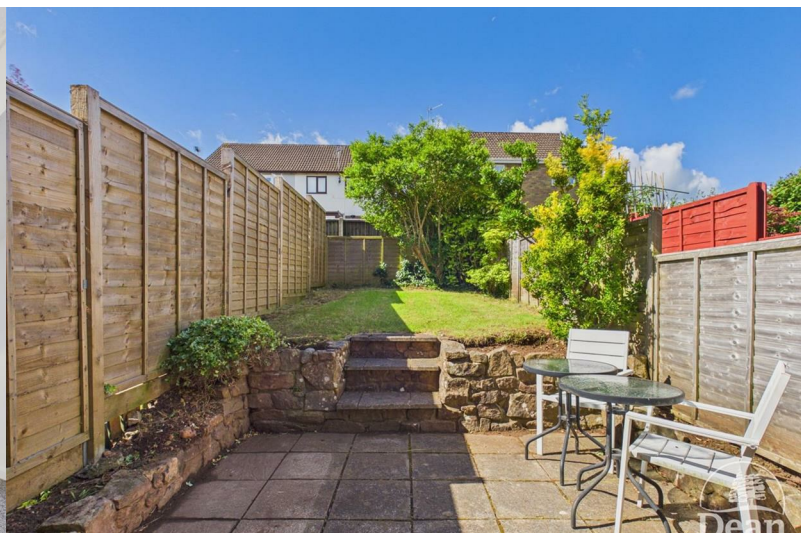




Nash Way

Coleford, Gloucestershire, GL16 8RQ

£195,000



A well presented two bedroom end of terrace home, ideal for first-time buyers, investors or those looking to downsize. Situated in a convenient location, the property benefits from bright & neutral accommodation throughout, an enclosed rear garden, allocated parking & a garage.

The accommodation comprises an entrance hallway leading through to a modern fitted kitchen featuring a range of contemporary wall & base units with plenty of natural light from the front facing window. To the rear of the property is a spacious lounge/dining room offering an excellent living & entertaining space. A door opens directly onto the rear patio, allowing natural light to flood the room & create a seamless connection between the indoor & outdoor areas. The staircase rises to the first floor from the lounge.

Upstairs, the property offers two well proportioned bedrooms. The master bedroom is a generous double room benefiting from built-in wardrobes & pleasant outlooks, while the second bedroom provides versatile accommodation ideal as a guest room, nursery or home office. Completing the first floor is a modern family bathroom fitted with a white suite.

Outside, the property enjoys an enclosed rear garden with a paved patio seating area leading up to a lawned garden bordered by mature shrubs and fencing, providing a private space to relax and entertain. To the front is a lawned garden, while residents also benefit from allocated parking and a single garage located nearby.



Approached via a UPVC double glazed front door into:

Entrance Hallway:

7'11" x 3'8" (2.42m x 1.13m)

Opening to kitchen, door to lounge, radiator, consumer unit, vinyl flooring.

Kitchen:

7'11" x 7'10" (2.42m x 2.41m)

A range of base units, wall units & drawers, worktops, space for a fridge, tiled splashbacks, Beko gas oven & hob, extractor hood, stainless steel sink with drainer unit, UPVC double glazed window to front aspect, boiler, vinyl flooring, power & lighting.

Lounge:

16'4" x 11'9" (5.00m x 3.59m)

Two single panelled radiators, power & lighting, UPVC double glazed door & windows to rear garden, stairs to first floor landing, TV point.

First Floor Landing:

6'1" x 3'2" (1.87m x 0.99m)

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

Bedroom One:

11'7" x 8'6" (3.55m x 2.61m)

Fitted wardrobes, single panelled radiator, UPVC double glazed window to rear aspect, power & lighting.

Bedroom Two:

10'5" x 6'8" (3.19m x 2.05m)

UPVC double glazed window to front aspect, single panelled radiator, power & lighting, storage cupboard.

Bathroom:

7'7" x 4'11" (2.33m x 1.51m)

P-shaped panelled bath with shower over & glass shower screen, vanity unit with inset wash hand basin, partly tiled walls, W.C, heated towel rail, spotlights, vinyl flooring.

Outside:

The outside of the property offers a low-maintenance yet attractive setting, ideal for those seeking practical outdoor space with room to relax and entertain. To the front, there is a neatly lawned garden complemented by mature shrubs and planting with a pathway leading to the front door. There is access to the off-road parking & to the garage near to the

property.

Garage:
16'4" x 8'0" (4.99m x 2.44m)

To the rear, the property benefits from an enclosed garden enjoying a good degree of privacy. A paved patio area directly off the house creates the perfect space for outdoor dining & entertaining, while steps lead up to a level lawn. The garden is enhanced by attractive stone retaining walls, mature shrubs and planting, creating a pleasant outdoor environment that can be enjoyed throughout the year. There is side access through a gate to the front of the property.



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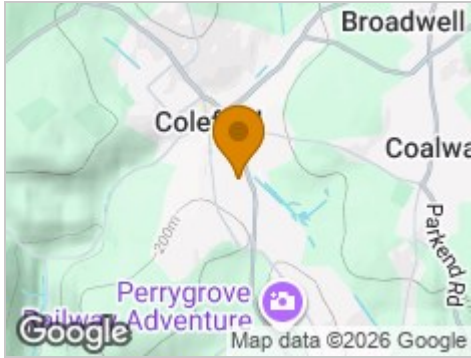
Road Map



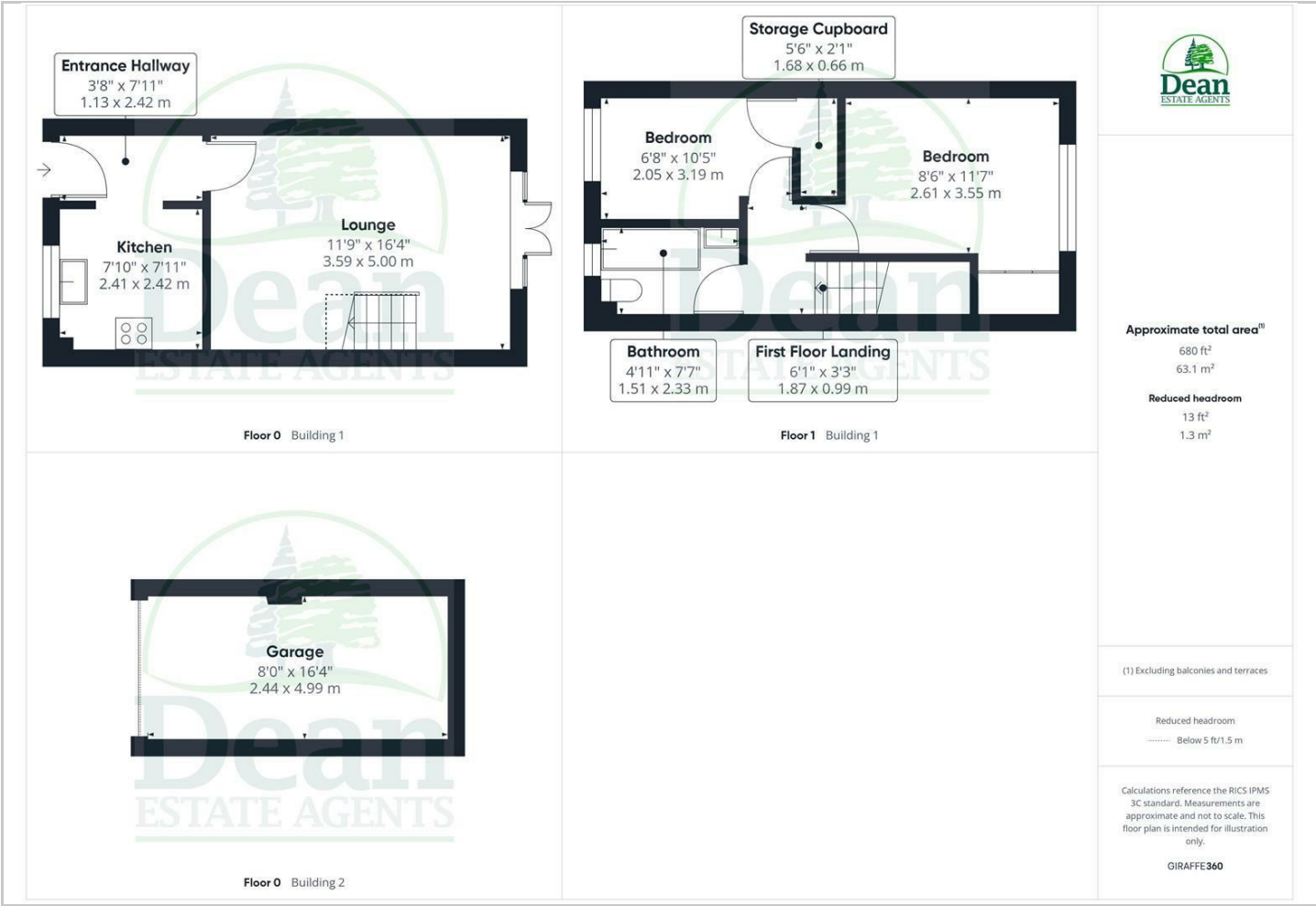
Hybrid Map



Terrain Map



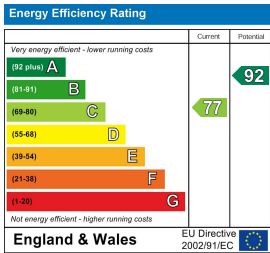
Floor Plan



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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