

Dean
ESTATE AGENTS

Fairways Avenue

Coleford, Gloucestershire, GL16 8RP

£90,000

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CALLING ALL INVESTORS A well-presented first floor apartment conveniently situated within Coleford town centre, offering easy access to a range of local amenities. The accommodation comprises a bright open-plan lounge/kitchen area with a modern fitted kitchen, a spacious double bedroom and a bathroom fitted with a white suite. Ideal as an investment purchase, the property benefits from light and airy accommodation throughout.

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 a UPVC double glazed front door into:

Entrance Hallway:
9'7" x 2'8" (2.94m x 0.82m)
Loft access, night storage heater, storage cupboard, smoke alarm, intercom phone.

Open Plan Lounge/Kitchen:
15'5" x 12'2" (4.72m x 3.72m)
UPVC double glazed windows to front and side aspects, night storage heater, a range of base & wall units, drawers, worktop surfaces with tiled splashbacks, sink with drainer unit, space for cooker, space & plumbing for washing machine, space for further appliance.

Bedroom:
7'9" x 6'11" (2.37m x 2.11m)
UPVC double glazed window to front aspect, built-in wardrobe.

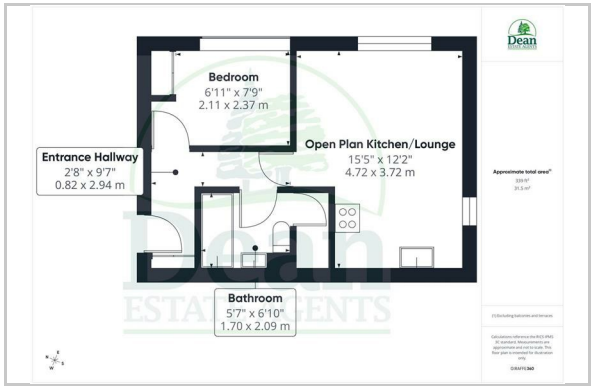
Bathroom:
6'10" x 5'6" (2.09m x 1.70m)
Coloured suite comprising W.C., wash hand basin, pannelled bath with electric shower over, partly tiled walls, shaver point with light, extractor fan, airing cupboard housing hot water tank.

Outside:
There are communal gardens & allocated off road parking.

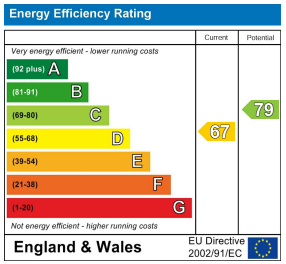
Area Map



Floor Plan



Energy Efficiency Graph









The Property Ombudsman

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