



STAUNTON

Offers over **£250,000**



8 WHIPPINGTONS CORNER

Staunton, Coleford, Gloucestershire GL16 8NT



A recently renovated home offering space and versatility throughout
 Enjoy a generous garden perfect for family life and outdoor enjoyment
 A well-proportioned home in a peaceful village setting

Located in the quiet village of Staunton, this well-presented terraced home has been modernised throughout. A neat front garden provides an inviting entrance, bordered by fencing and established planting that enhances its kerb appeal.

Inside, the home offers well-proportioned accommodation arranged around a central hallway. The living room is a generous and welcoming space, perfect for relaxing or hosting family and friends, with a traditional fireplace providing a cosy focal point. The kitchen offers plenty of storage and workspace and leads into a separate utility area, adding valuable practicality for busy households.

There are three good-sized bedrooms, making the home ideal for families, guests or those wanting additional office or hobby space. The family bathroom is fitted with a bathtub and wash basin and serves the bedrooms well.

Flooring throughout is a mix of carpeted areas for comfort and laminate flooring in the kitchen and utility spaces, designed for easy day-to-day living.



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KEY FEATURES

- Three good-sized bedrooms
- Spacious living room with fireplace
- Practical kitchen with separate utility area
- Large, well-maintained rear garden
- Attractive frontage with established plants
- Peaceful Staunton location with easy access to Coleford



STEP INSIDE

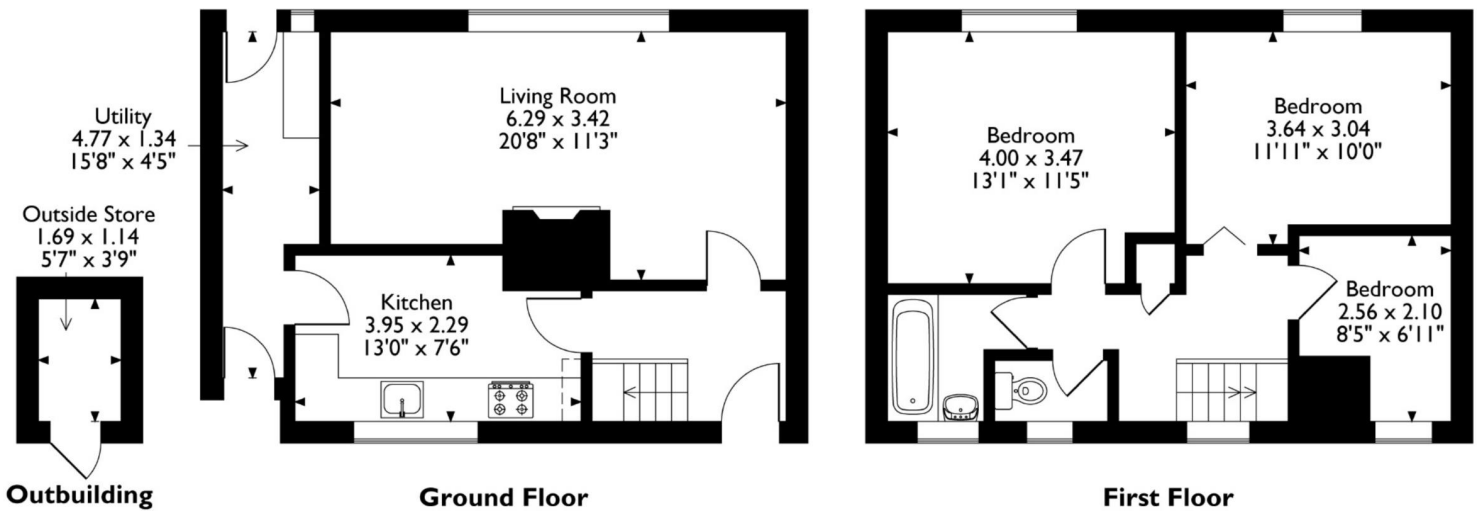


A central hallway greets you on arrival and connects the main living areas.

The spacious living room sits to one side and offers ample room for multiple seating arrangements, centred around a fireplace that adds warmth and character.

The kitchen provides good workspace and cabinetry, with a door leading through to the utility area ideal for laundry, storage and household tasks.

Approximate Gross Internal Area
 Main House = 83 Sq M/893 Sq Ft
 Outside Store = 2 Sq M/22 Sq Ft
 Total = 85 Sq M/915 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Moving upstairs, the property offers three well-sized bedrooms, each enjoying plenty of natural light. They provide flexibility for family living, guest accommodation or working from home.

The family bathroom is also located on this floor, fitted with a bath and practical suite suited to everyday use.

STEP OUTSIDE



The rear garden is a standout feature – spacious, private and well maintained. A generous lawn offers space for children to play, pets to roam or for those who enjoy gardening and outdoor dining.

The front garden adds to the property's charm, framed by shrubs and neat fencing to create a pleasant approach.

AGENT'S NOTE:

We are advised that the property benefits from solid oak fire doors brand, new triple glazed exterior windows and UPV doors. The property has also had an extensive rewire and hard wire fire alarm system to conform with letting regulations.

INFORMATION

Postcode: GL16 8NT

Tenure: Freehold

Tax Band: B

Heating: Solid Fuel

Drainage: Mains

EPC: E





DIRECTIONS

What3words: [///artichoke.gravel.blocks](https://www.what3words.com/#!/artichoke.gravel.blocks)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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