Dean
ESTATE AGENTS

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Tufthorn Avenue

Coleford, Gloucestershire, GL16 8PT

£190,000

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VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this well presented family home situated near to Coleford town centre. The semi-detached house benefits from entrance hallway leading to spacious lounge/dining room and modern kitchen. On the first floor are three sizeable bedrooms and family bathroom. Outside there is a front garden mainly laid to lawn and a low maintenance rear garden with patio perfect for seating.

Set on the edge of the beautiful Forest of Dean, Coleford is a thriving market town that blends everyday convenience with a welcoming community feel. The town centre offers a great range of amenities including supermarkets, independent shops, cafés and pubs, along with leisure facilities and regular local services.

Ideal for families, Coleford is well served by schooling options and benefits from excellent access to woodland walks, cycle routes and outdoor attractions right on the doorstep—perfect for anyone who loves the countryside lifestyle without feeling remote. There are also good road links to surrounding towns and commuter routes, making it a popular choice for buyers of all ages looking for a friendly, well-connected place to call home.

Approached via UPVC double glazed front door into:

Entrance Hallway:
9'2" x 5'11" (2.80m x 1.81m)
Doors to kitchen/dining room & lounge, stairs to first floor landing, power & lighting, smoke alarm, radiator.

Lounge:
17'4" x 10'8" (5.30m x 3.27m)
Door to conservatory, power & lighting, UPVC double glazed window to front aspect, radiators.

Kitchen/Dining Room:
11'3" x 10'11" (3.43m x 3.34m)
A range of eye level and base units, space for fridge/freezer, space & plumbing for the washing machine & dishwasher, stainless steel sink with drainer unit, double glazed UPVC window to rear aspect, door to utility/lean to space, power & lighting, extractor fan.

Conservatory:
9'5" x 8'5" (2.88m x 2.58m)
Double glazed UPVC windows, door to rear garden, power.

First Floor Landing:
6'6" x 5'11" (2.00m x 1.82m)
Doors to bedrooms & bathroom, UPVC double glazed window to front aspect, smoke alarm, power & lighting, loft access.

Bedroom One:
11'11" x 8'11" (3.65m x 2.74m)
UPVC double glazed window to rear aspect, power & lighting, radiator.

Bedroom Two:
UPVC double glazed window to rear aspect, power & lighting, radiator.

Bedroom Three:
9'7" x 7'6" (2.94m x 2.31m)
UPVC double glazed window to front aspect, power & lighting, radiator.

Bathroom:
8'0" x 7'10" (2.46m x 2.41m)
UPVC double glazed frosted window to front aspect, shower over a P shaped bath, W.C., hand wash basin, lighting, radiator.

Outside:
To the front of the property is a laid to lawn garden with a pathway leading to the front door and the side of the property. To the rear the garden is sectioned off with patio and then a fenced area to a gravelled section.

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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.

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

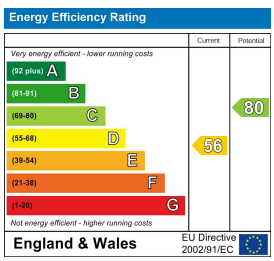
Terrain Map

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



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The Property Ombudsman