



Forest Lea, Coopers Road

Christchurch, Coleford, Gloucestershire, GL16 7AP

£90,000



A well proportioned park home for over 55's situated on a full residential site offering spacious accommodation throughout & fantastic potential for modernisation, this home presents an excellent opportunity for those looking to put their own stamp on a property.

The accommodation comprises a welcoming entrance hallway leading into a generous dual-aspect lounge, featuring attractive exposed beams, a feature fireplace with inset electric stove & sliding patio doors opening directly onto the rear decking, creating a bright and inviting living space. The fitted kitchen/dining room offers an excellent range of wall & base units, ample worktop space, integrated oven & gas hob plus a useful side entrance leading to the garden.

The property benefits from two well proportioned double bedrooms, with the master bedroom enjoying a walk-in wardrobe & a modern en-suite shower room. The second bedroom is also a comfortable double, served by a family bathroom fitted with a white suite.

Outside, the home enjoys wraparound, low-maintenance gardens with generous paved seating areas, a raised timber deck & a useful storage shed. While the gardens would benefit from some general maintenance, they offer excellent potential to create an attractive outdoor space for relaxing or entertaining. The elevated position provides a pleasant outlook over the surrounding area.



Approached via UPVC double glazed front door into:

Entrance Porch:

4'5" x 2'11" (1.36m x 0.90m)

Radiator, lighting, door into entrance hallway.

Entrance Hallway:

6'5" x 3'2" (1.97m x 0.99m)

Door to kitchen, door to lounge, storage cupboard, lighting, radiator.

Kitchen/Dining Room:

19'5" x 6'5" (5.93m x 1.96m)

A range of eye level & base units, stainless steel sink with integrated drainer unit, radiator, gas oven & hob with extractor fan above, two double glazed UPVC windows, frosted window into lounge, door to rear porch, power & lighting.

Rear Porch:

5'6" x 3'7" (1.68m x 1.10m)

Door to rear garden, UPVC double glazed windows.

Lounge:

19'5" x 10'11" (5.94m x 3.33m)

Double glazed UPVC sliding doors, dual aspect with a double glazed UPVC window, radiators, electric radiator, door to rear hallway.

Rear Hallway:

5'6" x 3'0" (1.69m x 0.93m)

Doors to bedrooms & bathroom, radiator, lighting.

Bedroom One:

9'5" x 9'2" (2.89m x 2.80m)

Double glazed UPVC window, radiator, door to walk in wardrobe & en-suite, power & lighting.

En-Suite:

5'1" x 5'0" (1.57m x 1.53m)

Double glazed frosted UPVC window, shower cubicle, heated towel rail, W.C., hand wash basin with storage beneath & mirrored storage above, lighting, extractor fan.

Walk In Wardrobe:

5'0" x 4'2" (1.53m x 1.28m)

Railings, radiator, lighting.

Bedroom Two:

9'4" x 8'7" (2.87m x 2.63m)

Built in wardrobes, radiator, power & lighting, UPVC double glazed window.

Bathroom:

6'5" x 5'6" (1.98m x 1.70m)

Panelled bath, UPVC frosted double glazed window, W.C., hand wash basin with wall mounted mirror above, heated towel rail, lighting.

Outside:

The property enjoys a wraparound, low-maintenance outdoor space designed to make the most of its elevated position. To the front, a decorative stone garden with mature planting creates an attractive approach, with steps leading to the entrance.

To the rear and side, there is a generous paved patio providing an excellent space for outdoor seating and entertaining, complemented by an adjoining raised timber deck. The gardens enjoy an open outlook across neighbouring homes and greenery beyond, creating a pleasant setting to relax.

Further benefits include a useful storage shed, outside water supply, and gated side access. While the

gardens would benefit from some general maintenance and landscaping, they offer fantastic potential for a purchaser to create an attractive, easy-to-manage outdoor space with minimal effort.



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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

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Energy Efficiency Graph



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