Dean
ESTATE AGENTS

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Albert Road

Coleford, Gloucestershire, GL16 8DZ

Offers Over £220,000

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A beautifully presented and surprisingly spacious modern home offering stylish and versatile accommodation throughout. The property welcomes you with a bright entrance hall leading to a contemporary fitted kitchen, a generous lounge/dining room ideal for everyday living and entertaining, and a convenient ground floor cloakroom. To the first floor are two well-proportioned bedrooms and a modern family bathroom.

Outside, the property benefits from an enclosed rear garden featuring a combination of lawn and patio areas, creating the perfect space for outdoor dining, relaxing and family enjoyment. Further advantages include off-road parking and a garage.

Situated in the heart of the Forest of Dean, Coleford is a popular market town offering an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, a cinema, healthcare facilities and highly regarded schools. The surrounding area is renowned for its beautiful woodland, scenic walking and cycling routes, and easy access to the Wye Valley, making it ideal for those who enjoy an active outdoor lifestyle.

Despite its countryside setting, Coleford remains well connected, with convenient links to Gloucester, Monmouth, Cheltenham and the wider motorway network, providing an excellent balance of rural charm and everyday convenience.

Approached via a covered entrance porch with light into:

Entrance Hallway:
9'10" x 6'3" (3.02m x 1.91m)
With a turned staircase to the first floor, radiator, smoke alarm, power & lighting, doors to lounge, cloakroom and kitchen, controls for hot water & central heating.

Cloakroom:
6'2" x 2'9" (1.89m x 0.85m)
Low level W.C., wash hand basin, wall mirror, radiator, tiled flooring, mains consumer unit, extractor fan, recess ceiling lights, UPVC double glazed window.

Kitchen:
12'11" x 7'11" (3.96m x 2.42m)
Front aspect modern fitted kitchen comprising of base units & wall cupboards, quartz worktop surfaces with integrated sink unit & mixer tap, four ring gas hob, extractor hood & light over, electric oven, worktop lighting, space & plumbing for automatic washing machine, tiled flooring, UPVC double glazed window, recess ceiling lights, integrated 50/50 fridge freezer, quartz breakfast bar, TV aerial point.

Lounge/Dining Room:
14'6" x 10'8" (4.43m x 3.26m)
Rear aspect with UPVC double glazed doors to the rear garden, double glazed window, coved ceiling, tv aerial point, radiator.

First Floor Landing:
8'3" x 3'1" (2.54m x 0.96m)
Access to loft space, double power point, UPVC double glazed window to the side aspect, smoke alarm.

Bedroom One:
14'6" x 8'3" (4.42m x 2.53m)
Front aspect with twin UPVC double glazed windows, radiator, cupboard housing Worcester gas combination boiler.

Bedroom Two:
14'6" x 9'2" (4.42m x 2.80m)
Rear aspect with UPVC double glazed window to the side, Velux roof light, radiator.

Bathroom:
8'3" x 5'10" (2.53m x 1.80m)
A modern white suite comprising of W.C., wash hand basin, bath with electric rainfall shower and separate shower head, tiled walls, tiled flooring, recess ceiling lights, extractor fan, heated towel rail, recess ceiling lights.

Outside:
Outside, the property benefits from a private and

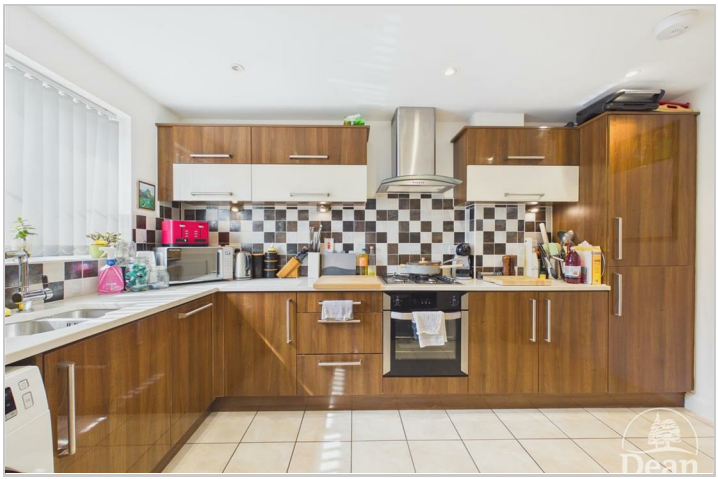
enclosed rear garden, mainly laid to lawn with patio seating areas ideal for outdoor dining and entertaining. The garden enjoys a pleasant, low-maintenance layout with fenced boundaries and gated side access, creating a safe and practical outdoor space.

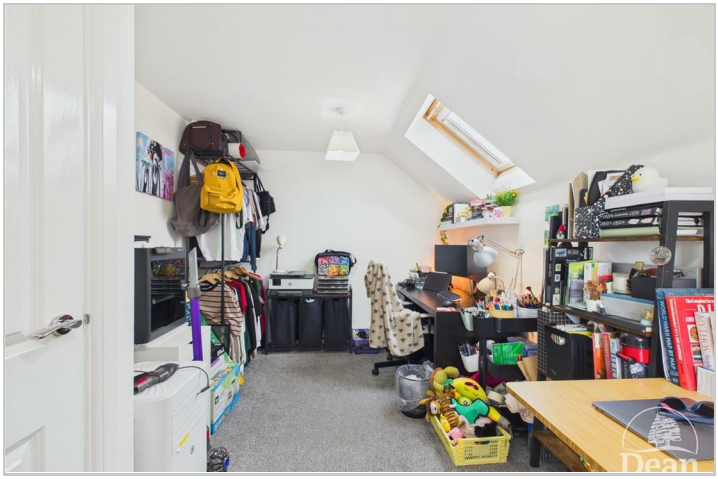
To the front, the home is attractively positioned behind a charming stone wall with a lawned frontage, enhancing the property's kerb appeal. Further benefits include a detached garage and off road parking, providing excellent practicality for modern family living.

Garage:

17'8" x 9'2" (5.41m x 2.80m)

With metal up and over door, side door to garden.





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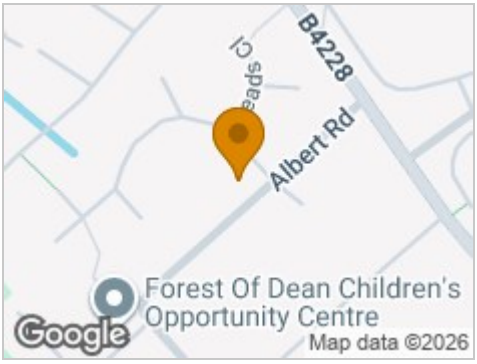
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map

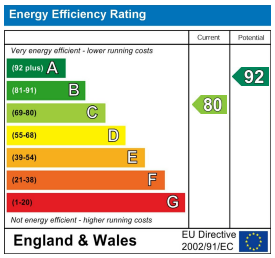
Terrain Map

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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