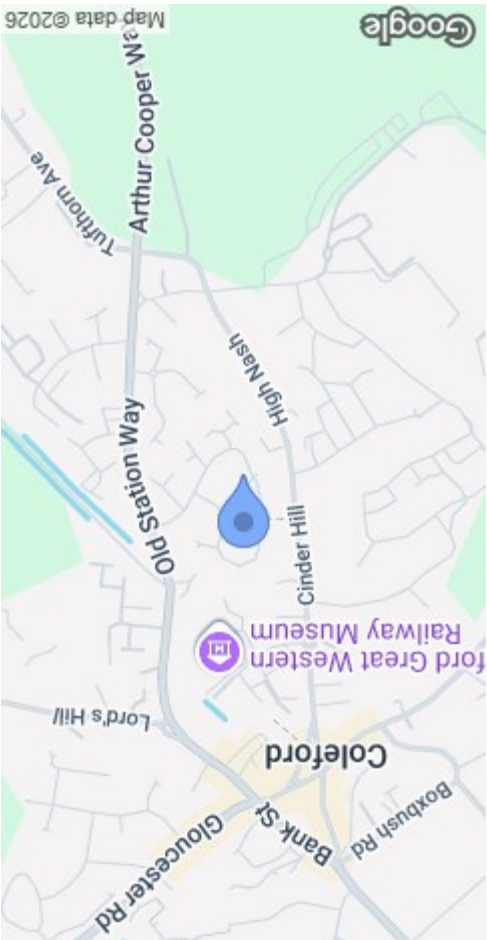


MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

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60 Fairways Avenue
Coleford GL16 8RJ

£200,000

A WELL-PRESENTED TWO-BEDROOM END-TERRACE HOME enjoying a GENEROUS CORNER PLOT, OFF-ROAD PARKING FOR MULTIPLE VEHICLES, a SHIPPING CONTAINER used as a WORKSHOP, ENCLOSED REAR GARDEN and a CONVENIENT LOCATION close to the amenities of Coleford. Offering SPACIOUS LIVING ACCOMMODATION, GAS CENTRAL HEATING and EXCELLENT POTENTIAL for first-time buyers, investors or those looking to downsize, this property provides a fantastic opportunity in a popular residential position.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



ENTRANCE HALL

Accessed via a part glazed UPVC front door with stairs leading to the first floor, radiator, power points and door into:

LOUNGE/DINER

11'10 x 16'08 (3.61m x 5.08m)

A spacious reception room with front aspect double glazed UPVC window, radiator, power points, television point, and door leading into:

KITCHEN

11'09 x 7'10 (3.58m x 2.39m)

Fitted with a range of base and wall mounted units with rolled edge worktops, stainless steel sink unit with mixer tap, space for freestanding cooker, washing machine and fridge freezer, wall mounted Ideal gas-fired boiler, tiled splashbacks, rear aspect double glazed UPVC window and part glazed UPVC door providing access to the rear garden.

FIRST FLOOR LANDING

Access to loft space, built-in storage cupboard and doors to all first floor rooms.

BEDROOM ONE

8'10 x 11'07 (2.69m x 3.53m)

A generous double bedroom with front aspect double glazed UPVC window, radiator, power points and built-in wardrobe/storage.

BEDROOM TWO

6'10 x 10'11 (2.08m x 3.33m)

A further double bedroom with rear aspect double glazed UPVC window, radiator and power points.

BATHROOM

4'10 x 7'10 (1.47m x 2.39m)

Comprising a panelled bath with electric shower over, low level WC, pedestal wash hand basin, radiator, partly tiled walls and rear aspect double glazed UPVC frosted window.

OUTSIDE

To the front, the property benefits from a generous driveway providing off-road parking for several vehicles and access to the shipping container which has power and lighting and is used as a workshop. Please note this could be removed if required.

The enclosed rear garden enjoys a paved patio seating area leading onto a lawn with established borders, offering an ideal space for outdoor entertaining and family enjoyment. The corner plot also provides useful additional side access and excellent outside storage potential.

AGENTS NOTES

The property benefits from rear access via a pathway running alongside the garden and leading to its rear.

SERVICES

Mains electricity, gas, water and drainage.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found

under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent Water - Rates to be confirmed

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford town centre, take a right at the traffic lights signposted Lydney/Chepstow. Proceed onto Old Station Way road, continue along until reaching Fairways Avenue where you will turn right. Continue to the top of Fairways Avenue where the property can be found on the left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

