



3 Harpers Close

Coalway, Coleford, GL16 7FG

£230,000



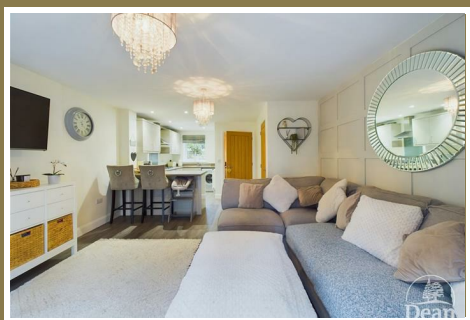
*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are pleased to present this beautiful semi-detached house located in the desirable Harpers Close, Coalway. Built in 2018, this modern property offers a comfortable open plan living space with views backing on to Bells Hotel & Country Club.

As you enter, you are greeted by an inviting open plan living area that seamlessly combines the kitchen and lounge with patio doors to the rear garden, maximizing natural light, making the space feel airy and bright.

The property boasts two sizable bedrooms and a modern family bathroom to the first floor, there is also a cloakroom to the first floor for convenience.

To the rear is a low maintenance garden, with a short patio section from the patio doors and a laid to lawn area with a pathway leading through it, there is a shed to the back of the garden and a side access gate which leads to the allocated off road parking spaces for two vehicles.

This property is situated in a peaceful neighbourhood, making it an excellent choice for anyone looking to settle in a friendly community with numerous local amenities close by. Don't miss the opportunity to make this lovely property your own.



Approach via composite door into:

Entrance Hallway:

3'8" x 9'0" (1.12 x 2.75)

Door to the cloakroom and kitchen/living space, power and lighting, double panelled radiator, BT point, smoke alarm.

Cloakroom:

3'0" x 6'0" (0.92 x 1.85)

W.C, wash hand basin, double panelled radiator, frosted double glazed UPVC window.

Kitchen/Living Space:

13'3" x 24'4" (4.06 x 7.43)

A range of eye level and base units, gas hob with extractor fan, an electric oven, an integrated fridge freezer, space for a washing machine, one and a half stainless sink with drainer units, double glazed UPVC window to front aspect, a breakfast bar with space for three stools. Double glazed UPVC patio doors into rear garden, TV point, power and lighting.

First Floor Landing:

4'0" x 5'6" (1.22 x 1.69)

Storage cupboard, doors to the bedrooms and bathroom, loft hatch, double panelled radiator.

Bedroom One:

13'4" x 9'1" (4.07 x 2.77)

Double panelled radiator, double glazed UPVC window to rear aspect, power and lighting.

Bedroom Two:

10'1" x 7'8" (3.08 x 2.36)

Double glazed UPVC window to front aspect, double panelled radiator, power and lighting.

Bathroom:

3'10" x 7'1" (1.17 x 2.16)

Double glazed UPVC frosted window, W.C, wash hand basin with wall mounted mirror, shower over the bath, extractor fan, heated towel rail, power and lighting.

Garden:

The property benefits from two allocated off road parking spaces to the rear of the property, accessed by the back garden though a gate.

The rear garden comprises of a short patio area from the lounge patio doors, with pathway through the laid to lawn section, a shed and a side gate.



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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



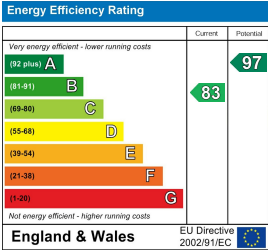
Floor Plan



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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