



## 44 Tuffthorn Avenue

, Coleford, GL16 8PT

£290,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\*DEAN ESTATE AGENTS offer for sale this family sized versatile three bedroom detached house situated near to Coleford town centre. The town of Coleford has many amenities to include a wide selection of shops, cafes, school and public houses. The property itself has a large lounge/dining room, kitchen with a good size utility room, upstairs there are three bedrooms and a separate bathroom and W.C.. Benefits include gas central heating and double glazed windows, there is ample off road parking to the front of the property. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND POTENTIAL OF THE PROPERTY.



Approached via UPVC double glazed door and further UPVC double glazed door to the Hall.

#### Entrance Hall:

12'0" x 5'8" (3.66 x 1.73)

Stairs to first floor, wood flooring, under stairs cupboard, smoke alarm.

#### Lounge:

12'0" x 11'8" (3.66 x 3.56 (3.65 x 3.55))

Front aspect with large UPVC double glazed window, radiator, wood flooring, wooden fire surround, coved ceiling, ceiling lights.

#### Dining Room:

11'6" x 9'6" (3.51 x 2.90 (3.50 x 2.89))

UPVC double glazed window to the rear, thermostat for the central heating system, coved ceiling.

#### Kitchen:

11'2" x 7'9" (3.40 x 2.36)

Base units, wall cupboards, work surfaces, gas cooker with extractor hood over, track spotlighting, sink unit, UPVC double glazed door to the utility room, under stairs cupboard, mains consumer unit.

#### Utility Room:

10'8" x 7'1" (3.25 x 2.16)

Door to garage and further UPVC double glazed door to the rear gardens, tiled floor, UPVC double glazed windows, plumbing for washing machine, radiator.

#### First Floor Landing:

10'7" x 5'8" (3.23 x 1.73)

UPVC double glazed window to the side aspect, radiator, airing cupboard. Access to loft space. There is a stairlift fitted which will be included within the sale.

#### Bedroom One:

12'0" x 9'8" (3.66 x 2.95 (3.65 x 2.94))

Large UPVC double glazed window overlooking the rear gardens, radiator, coved ceiling.

#### Bedroom Two:

11'3" x 9'6" (3.43 x 2.90)

Front aspect UPVC double glazed window, radiator, coved ceiling, tv lead.

#### Bedroom Three:

8'0" x 7'1" (2.44 x 2.16)

UPVC double glazed window to the front, radiator, coved ceiling.

#### Bathroom:

5'3" x 4'11" (1.60 x 1.50)

With bath, wash hand basin, tiled walling, UPVC double glazed window, Mira electric shower over bath, wall mirror. Heated towel rail.

#### Cloakroom:

5'4" x 2'6" (1.63 x 0.76)

With WC, radiator, tiled walling and UPVC double glazed window.

#### Outside:

To the front of the house, one will find gated access to the off-road parking area, shrubs and side path leading to the rear gardens.

The rear gardens comprise of a wooden shed, greenhouse, lawns, patio and fenced boundaries, very private and door to the utility room.



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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.

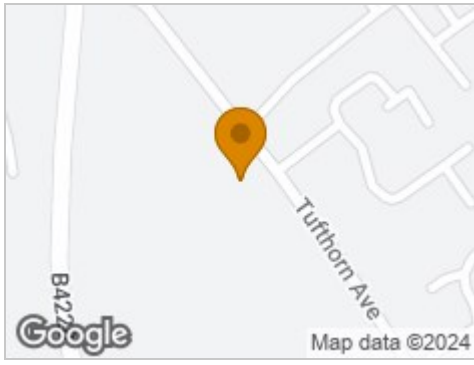
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried 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.

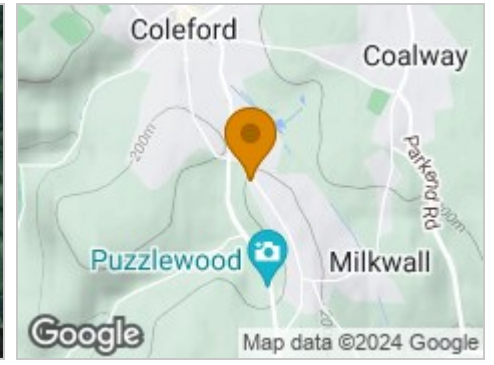
## Road Map



## Hybrid Map



## Terrain Map



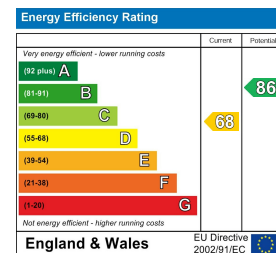
## Floor Plan



## 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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