



6 High Street

Coleford, GL16 8HF

£265,000



NO CHAIN for this most spacious town house which is both versatile and spacious. Currently, the property enjoys the benefit accommodation over three levels which hosts two lounges on the ground and first floor, two kitchens again on both floors with bedrooms to the top floor. Take a look at the floorplan and virtual tour and this property is so deceptive in size. If you are considering this property as a residential prospect then the first floor lounge would most likely be a master bedroom. There is a separate dining room to the rear with bathroom off which has been recently used as a ground floor 4th bedroom. This property is so universal in it's offerings and we invite you to view to appreciate what we see.



Approached via wooden panelled door to the Entrance Lobby.

Entrance Lobby:

6'7" x 3'0" (2.01 x 0.91)

Doors to the lounge and entrance hall.

Entrance Hall:

18'4" x 2'11" (5.59 x 0.89)

With built in cupboards, archways, stairs to first floor, opening through to the rear lobby.

Rear Lobby:

5'9" x 4'3" (1.75 x 1.30)

Upvc double glazed door to the rear gardens. Partial tiled walling, shelving and tiled floor.

Lounge:

20'10" x 12'9" (6.35 x 3.89)

Front aspect with large double glazed window, tiled fireplace incorporating gas fire, coved ceiling, feature archway, radiator, built in storage cupboards and BT point.

Kitchen:

10'1" x 5'4" (3.07 x 1.63)

The first aspect of the kitchen provides storage cupboards, worktop surfaces, smoke alarm, coved ceiling, under stairs storage cupboard, pantry cupboard and Keats through to the rear kitchen area which offers twin circular bowl sink unit, electric cooker point, radiator, window, door to Dining Room.

Dining Room:

11'4" x 12'0" (3.45 x 3.66)

Rear aspect with sliding patio doors to the gardens, vanity wash hand basin unit, window to side, radiators. Wall lights, wall mirror and built in storage cupboards. The room has recently been used as a ground floor bedroom.

Shower Room:

8'9" x 4'5" (2.67 x 1.35)

WC, wash hand basin, large walk in shower cubicle with sliding door, towel rail, built in cupboards, radiator and window.

First Floor Landing:

With period features, stairs to second floor, gas convector heater, under stairs storage space and doors to lounge/bedroom and first floor kitchen.

Kitchen:

11'3" x 8'11" (3.43 x 2.72)

With base units, sink unit, electric cooker point, wall mounted gas boiler, radiator, double glazed window to the rear, floor to ceiling storage cupboards. Door to utility/preparation area which in turn leads to the first floor lounge/bedroom.

First Floor Lounge/Bedroom:

16'3" x 13'8" (4.95 x 4.17)

Front aspect feature sash window, radiator, tiled fireplace, coved ceilings.

From the first floor landing is a staircase to the second floor landing.

Second Floor Landing:

5'8" x 3'10" (1.73 x 1.17)

Doors to bedrooms and bathroom.

Bedroom One:

16'3" x 13'9" (4.95 x 4.19)

Front aspect with large sash window incorporating secondary double glazing, vanity wash hand basin unit, electric wall heater and door to walk in storage cupboard which also provides further access to Bedroom Two. Access to Bedroom two is also from the landing.

Bedroom Two:

11'4" x 8'8" (3.45 x 2.64)

Rear aspect with window, two separate built in wardrobes.

Bathroom:

7'9" x 5'4" (2.36 x 1.63)

WC, wash hand basin, bath with shower and folding shower screen doors, Upvc double glazed window and towel radiator.

Basement:

Accessed via hatch door in floor from front entrance hallway.

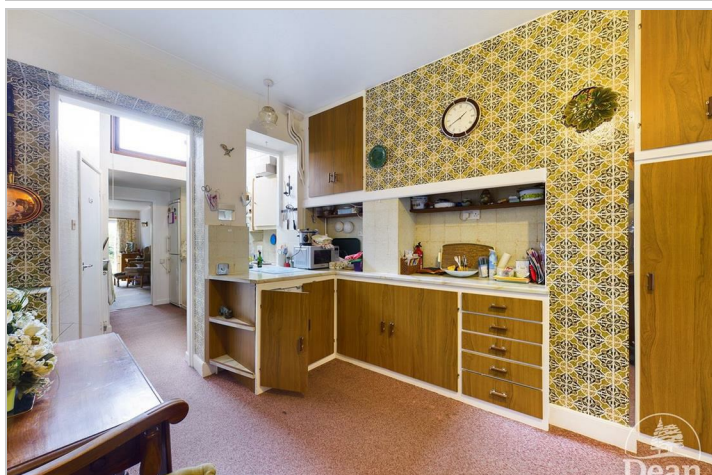
Outside:

To the rear one will find enclosed gardens comprising

of outside light, paved path and patio, wooden shed, outside WC and all enclosed by part stone and block walling.

Agents Note:

Grade II Listed.



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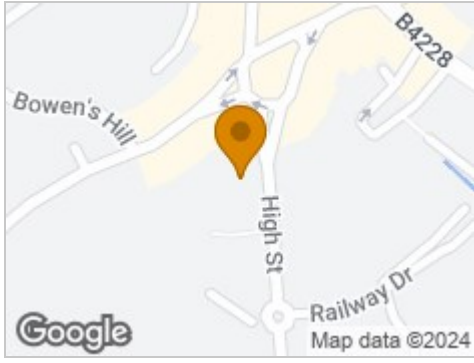
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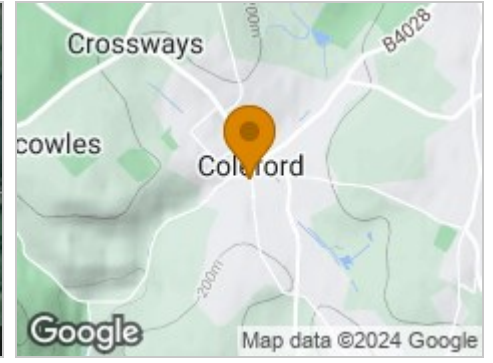
Road Map



Hybrid Map



Terrain Map



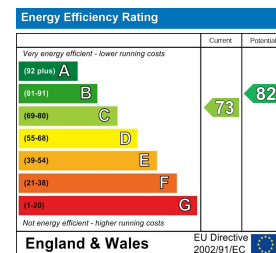
Floor Plan



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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