



## 1 Copley Drive

Coleford, Gloucestershire, GL16 8RL

£279,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this beautifully presented three bedroom detached house situated in the bustling town of Coleford in the Forest of Dean. The town is centred around the clock tower with many amenities to include independent shops and cafes, supermarkets, cinema and library. There are fantastic bus links to all over the Forest and further afield as well.

The family sized home benefits from three reception rooms to include lounge, dining room and conservatory, there is a kitchen and handy cloakroom downstairs. There is a further three bedrooms and a bathroom upstairs completing the accommodation. Outside there is a good size garden which is mainly laid to lawn, there is off road parking for one vehicle and a garage with adequate space for a vehicle.

If you are looking for a lovely home with lots of living space, close to town and is ready to move into then this may be the perfect property for you. VIEWING IS HIGHLY RECOMMENDED!



Approached via UPVC double glazed opaque door lead

#### Entrance Porch:

UPVC double glazed front door, power and lighting.

#### Entrance Hallway:

Mains consumer unit, smoke alarm, lighting, double panelled radiator, under stairs storage cupboard, BT point.

#### Lounge:

UPVC double glazed window, double panelled radiator, single panelled radiator, gas fire, TV point, wall lighting, power and lighting.

#### Dining Room:

UPVC double glazed window, double panelled radiator, electric fire, tv point, power and lighting.

#### Kitchen:

A range of base, wall and drawer units, 4 ring gas hob, double oven, space for fridge, Zanussi extractor hood, stainless steel one and a half bowl sink drainer unit, plumbing for washing machine, UPVC double glazed window, UPVC double glazed door, double panelled radiator, power and lighting.

#### Conservatory:

UPVC double glazed windows and doors, power and lighting.

#### Cloakroom:

Ideal boiler, vanity sink unit, W.C., UPVC double glazed window, single panelled radiator.

#### First Floor Landing:

UPVC double glazed window, airing cupboard, smoke alarm, power and lighting.

#### Bedroom One:

UPVC double glazed window, single panelled radiator, TV point, power and lighting.

#### Bedroom Two:

UPVC double glazed window, single panelled radiator, fitted wardrobe, loft access, power and lighting.

#### Bedroom Three:

UPVC double glazed window, single panelled radiator, power and lighting.

#### Bathroom:

Panelled bath with shower over, vanity unit hosting W.C. and inset sink, UPVC double glazed window, single panelled radiator, lighting.

## Garage:

Up and over door, power and lighting, plumbing for washing machine.

are some borders with mature shrubs and bushes, there is a patio area with space for seating outside of the conservatory.

## Outside:

The front of the property is mainly laid to lawn, there are steps leading to the side access. The paved driveway leads to the attached garage on the right hand side of the property. The rear garden is fenced around and is mainly laid to lawn, there



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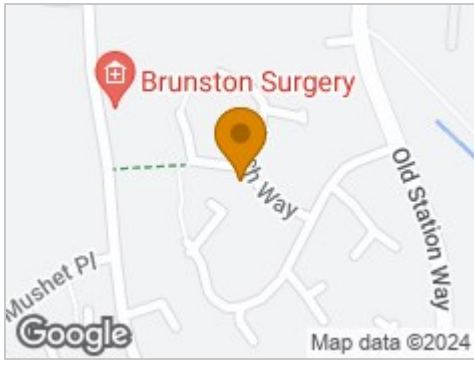
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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

## Road Map



## Hybrid Map



## Terrain Map



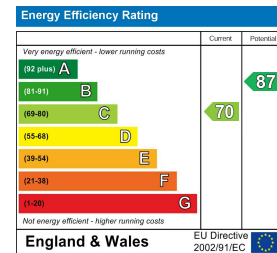
## Floor Plan



## 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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