



16 Fairways Avenue

Coleford, GL16 8RJ

£347,000



****VIRTUAL TOUR AVAILABLE**** Dean Estate Agents are delighted to offer for sale this well presented family home benefitting from off road parking, modern fitted kitchen/diner, rear laid to lawn garden and spacious living areas. The master bedroom benefits from an en-suite shower room, there are three further bedrooms and family bathroom. We advise viewing this property as soon as possible.

The property is located near to Coleford town centre. The property would be ideal for someone looking for a home near to a bustling town with amenities such as local transport links, shops, schools and public houses nearby.



Approached via UPVC double glazed door into:

Entrance Hallway:

Radiator, power and lighting, Karndean flooring, door to study, lounge and cloakroom, stairs to first floor.

Lounge:

Double glazed window to front aspect, coved ceiling, two radiators, Karndean flooring, power and lighting.

Kitchen:

Inset black Grohe sink unit with mixer tap over, grey sparkle Quartz worktops, inset Candy dishwasher, Baumatic washing machine and Beko tall fridge, built-in Hotpoint oven & Hotpoint microwave, extractor hood, double glazed window to rear aspect, power and lighting, range of base and eye level units with under lighting, fitted Bosch induction hob, white metro tiled splashbacks, tiled flooring, coved ceiling.

Dining Area:

Double glazed patio doors to rear garden, power and lighting, radiator, coved ceiling, tiled flooring.

Study/Former Garage:

Power points, Karndean flooring, radiator, door to storage area, small understairs storage area, wall lights.

Cloakroom:

W.C., wash hand basin with mixer tap, double glazed window to side aspect, coved ceiling, mosaic tiling, grey flooring.

First Floor Landing:

Double glazed window to side aspect, radiator, airing cupboard, doors to bedrooms and bathroom.

Bedroom One:

Double glazed window to front, power and lighting, wooden flooring, built-in wardrobes, door to en-suite.

En-Suite Shower Room:

Newly fitted with shower tray and screen, wall tiling, W.C., wash hand basin, inset vanity unit, large mirror, tiled flooring.

Bedroom Two:

Double glazed window to rear aspect, power and lighting, coved ceiling, radiator.

Bedroom Three:

Double glazed window to rear aspect, power and lighting, coved ceiling, radiator, double doors to access built-in storage cupboard.

Bedroom Four:

Double glazed window to front aspect, power and lighting, radiator, built-in wardrobe.

Bathroom:

White suite comprising of panelled bath with shower over, inset wash hand basin with storage

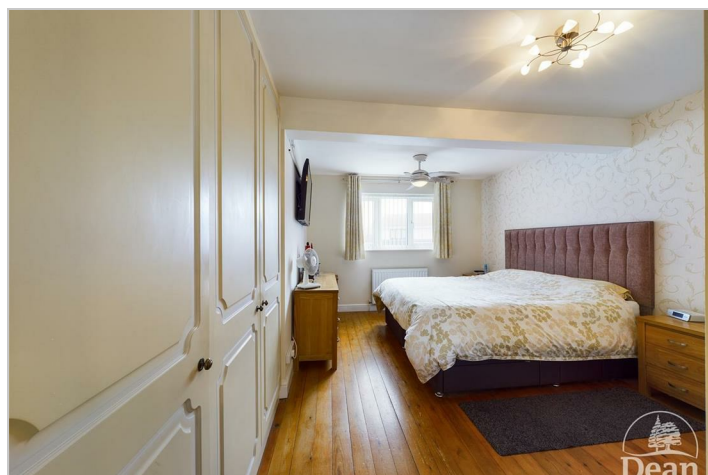
below, W.C., radiator, double glazed window to side aspect, large mirror, grey flooring.

Loft Space:

Fully boarded, accessed via pull down wooden loft ladder, light and housing Viessman boiler.

Outside:

To the rear a newly laid patio in 2021, shed and bin area, side under cover storage, lawned garden, outside tap. To the front parking for 2 vehicles and access to the rear garden at the side.



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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.

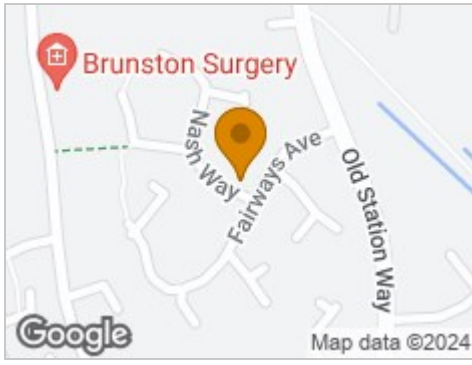
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval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



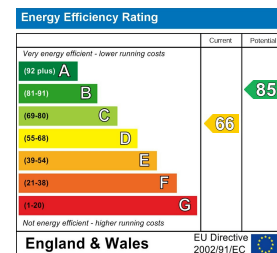
Floor Plan



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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