



## 40 Sparrow Hill

Coleford, Gloucestershire, GL16 8AT

Offers In The Region Of £245,000



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\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this unique cottage within walking distance to Coleford town center, situated on a quiet, private no through road. The property has two reception rooms including a spacious lounge, separate dining room and modern fitted kitchen with feature fireplace in each room. The mezzanine landing is a highlight of the home making the rooms bright and airy, the landing is being used as a study but could be an extra bedroom, there are two further bedrooms and a bathroom attached to the utility room. The home benefits from a large cellar as well which could be used as storage or a games room.

The town of Coleford has many amenities to include supermarkets, independent shops and cafes, cinema, library, schools and fantastic transport links to other towns and villages in the Forest of Dean.



Approached via UPVC double glazed front door with frosted glass into:

#### Dining Room:

Feature fireplace, UPVC double glazed window, double panelled radiator, UPVC double glazed window looking into basement, vinyl flooring, stairs up to the first floor, smoke alarm, electric meter, opening to lounge and door to kitchen.

#### Kitchen:

Fireplace feature, a range of base units, wall units and drawers, sink with drainer unit and mixer tap, space for dishwasher, gas hob & electric oven, space for fridge/freezer, UPVC double glazed window, door to cellar, power & lighting, smoke alarm, honeycomb style tiled flooring.

#### Lounge:

Feature fireplace, UPVC double glazed window, vinyl flooring, double panelled radiator.

#### Mezzanine Landing:

Balcony over the front entrance, double panelled radiator, UPVC double glazed window, power & lighting, door to bedrooms, garden, utility room and bathroom, smoke alarm.

#### Bedroom One:

UPVC double glazed window, loft access, power & lighting, double panelled radiator.

#### Bedroom Two:

Loft access, double panelled radiator, two UPVC double glazed windows, power & lighting, built in clothing rail and shelf.

#### Utility Room:

Worcester combo boiler, space and plumbing washing machine, power & lighting, folding door to bathroom.

#### Bathroom:

Double panelled radiator, frosted UPVC double glazed window, extractor fan, floor to ceiling tiles, honeycomb style floor tiling, W.C., vanity unit with counter top wash hand basin, wall mounted mirror cabinet, rainfall shower head integrated in the ceiling over the P shaped bath, LED programmable colour changing lighting round the edge of the ceiling.

#### Cellar:

Down a spiral staircase off the kitchen you go down to the cellar. The first room you approach has power, lighting and a double panelled radiator, smoke alarm and an extractor fan, this room also houses the gas meter. The second room along has a frosted UPVC double glazed window with steps leading to it, a double panelled radiator, power & lighting. The rooms in the cellar would be perfect for storage, a games room, or even a study!

## Outside:

The rear garden has an enclosed lawn area, there are steps down to built in storage shed for bikes/wood etc and there is an outside light.

## Agent's Note:

The owner has a right of access opposite the front of the house to store their bins.



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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



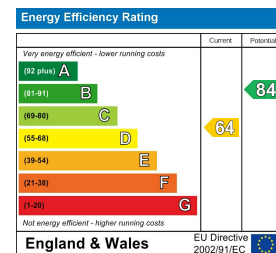
## Floor Plan



## 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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