



40 Sparrow Hill

Coleford, Gloucestershire, GL16 8AT

Offers In The Region Of £245,000



VIRTUAL TOUR AVAILABLE Don't miss out on this fantastic beautifully presented cottage with a unique layout, the home has two reception rooms to include a spacious lounge, separate dining room and modern fitted kitchen with feature fireplace in each room. The property is walking distance to Coleford town centre, situated on a quiet, private no through road. Upstairs 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.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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



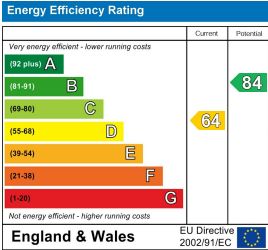
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.