



## 1 Locks Row

Coalway, Coleford, GL16 7HR

Offers Over £199,950





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*DEAN ESTATE AGENTS offers for sale this two bedroom end of terrace cottage with a super size garden, off road parking, walking distance to woodland and gas central heating. There is a modern kitchen, sitting room to the front aspect and two bedrooms to the first floor. The property is sold with no on-going chain and we have the keys for viewing.

The area of Coalway in Coleford has many amenities to include a nursery, a primary school, convenience store, public house and general store. The town of Coleford is within walking distance and has further amenities to include supermarkets, a library, a cinema and independent shops and cafes.



Approached via UPVC double glazed front door into:

#### Lounge:

12'2" x 10'11" (3.73m x 3.35m)

Exposed stone wall feature, UPVC double glazed window to front aspect, double panelled radiator, power & lighting, door to kitchen.

#### Kitchen:

10'0" x 8'6" (3.06m x 2.61m)

Exposed stone chimney breast feature and shelving, a range of wall unit, base units and drawers, worktop, one stainless steel sink with drainer unit, electric oven and hob, splashback, extractor hood, pantry cupboard, double panelled radiator, tiled flooring, UPVC double glazed window to rear aspect, door to utility room.

#### Utility Room:

6'1" x 5'1" (1.87m x 1.55m)

Space & plumbing for washing machine & tumble dryer, single panelled radiator, tiled flooring, UPVC double glazed door to rear garden, stairs to first floor landing, door to bathroom.

#### Bathroom:

6'5" x 6'2" (1.98m x 1.89m)

Panelled white bath with shower overhead, glass shower screen, W.C., vanity unit with inset sink, heated towel rail, underfloor heating, shaver point, mirror, extractor fan, UPVC double glazed

window to side aspect, partly tiled walls, tiled flooring.

#### First Floor Landing:

Doors and steps up to both bedrooms, loft access, lighting.

#### Bedroom One:

12'2" x 10'11" (3.73m x 3.35m)

Two UPVC double glazed windows to front aspect, double panelled radiator, power & lighting.

#### Bedroom Two:

10'0" x 9'1" (3.06m x 2.78m)

UPVC double glazed window to rear, double panelled radiator, power & lighting.

#### Outside:

To the front one will find a stone wall boundary and gates leading to the off road parking area, courtyard to the immediate front access, side outbuilding with door to the rear lobby adjacent. The path way with an external power point and outside tap leads to the private enclosed rear gardens which host lawns, hedged boundaries, a secluded and private lower terrace ideal for BBQ'S.

#### Agent's Note:

The adjoining neighbour has pedestrian access across the bottom of the garden for emergency or if maintenance is needed. This is always with permission and arranged in advance.



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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.

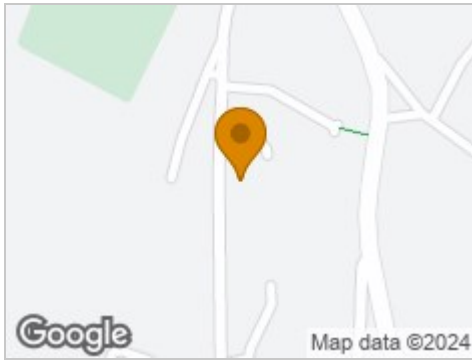
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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



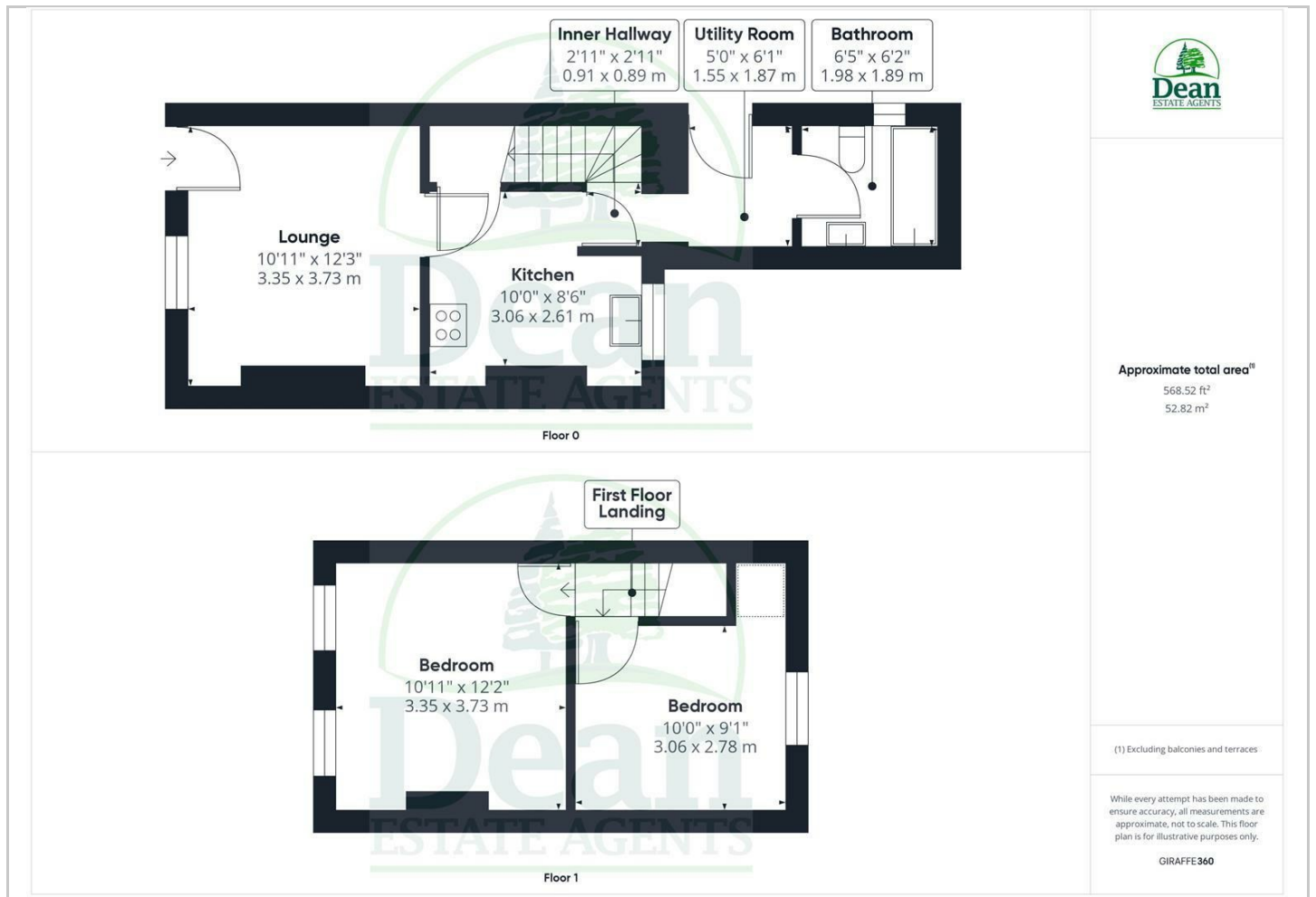
## Hybrid Map



## Terrain Map



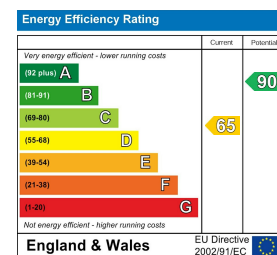
## Floor Plan



## 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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