



65 Buchanan Avenue

Coleford, Gloucestershire, GL16 8ED

£260,000



****VIRTUAL TOUR AVAILABLE***VIEWING HIGHLY RECOMMENDED***** Dean Estate Agents are delighted to offer to the market this well presented spacious family home situated in a fantastic location to Coleford town centre. The property has two reception rooms to include a lounge with a multi fuel burner and a snug, a modern fitted kitchen/diner opening up to the garden and a sperate utility room and downstairs cloakroom. Upstairs there are three bedrooms and a bathroom. Outside the garden wraps around the side of the property, the front garden is mainly laid to lawn with off road parking to the side and a storage area, the rear garden is also laid to lawn with a patio area with space for seating.

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 into:

Entrance Hallway:

15'7" x 6'9" (4.76m x 2.07m)

Double panelled radiator, power & lighting, stairs to first floor, understairs storage cupboard, doors to kitchen/diner, lounge.

Kitchen/Diner:

11'6" x 11'2" (3.53m x 3.42m)

A range of wall units, base units and drawers, worktop, sink with drainer unit, integrated dishwasher, space for fridge/freezer, induction hob and gas oven, extractor hood, tiled splashbacks, feature fireplace with tiled surround, power & lighting, UPVC double glazed French doors to rear garden, space for table and chairs.

Lounge:

13'7" x 11'6" (4.15m x 3.52m)

Multi fuel stove with stone hearth and wood mantelpiece, double panelled radiator, aerial point, power & lighting, UPVC double glazed window to rear aspect, smoke alarm.

Snug:

9'1" x 6'9" (2.78m x 2.06m)

Double panelled radiator, UPVC double glazed window to front aspect, consumer unit, smoke alarm, power & lighting, boiler.

Utility Room:

15'7" x 5'10" (4.76m x 1.79m)

A range of base units for storage, stainless steel sink with drainer unit, space and plumbing for washing machine, power & lighting, built in shelving, extractor fan, double glazed composite door with frosted glass to side aspect, UPVC double glazed window. This part of the property has a newly refurbished rubber flat roof.

Cloakroom:

5'1" x 2'11" (1.56m x 0.91m)

W.C., wash hand basin, UPVC double glazed frosted window.

Slide in door into:

First Floor Landing:

11'1" x 6'10" (3.40m x 2.10m)

Doors to bedrooms and bathroom, UPVC double glazed window to front aspect, loft access which is partly boarded, smoke alarm, single panelled radiator, built in shelving over the stairs.

Bedroom One:

13'2" x 11'7" (4.03m x 3.54m)

Feature fireplace, built in wardrobes, UPVC double glazed window to rear aspect, power & lighting, single panelled radiator.

Bedroom Two:

11'5" x 9'9" (3.48m x 2.99m)

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

Bedroom Three:

8'7" x 7'7" (2.64m x 2.33m)

UPVC double glazed window to front aspect, built in storage over the stairs, power & lighting, single panelled radiator.

Bathroom:

6'9" x 5'6" (2.06m x 1.68m)

Panelled bath with electric shower over, W.C., vanity unit with wash hand basin, UPVC double glazed frosted window, single panelled radiator, extractor fan, lighting.

Outside:

To the front of the property there is off road parking for 2/3 vehicles, there is a lawned front garden with concrete pathway leading to front door.

There is side access to the rear garden with decking area to the side. From the French doors there is a bricked patio area perfect for table and chairs with a view over Coleford town centre, the rest of the garden is enclosed and laid to lawn with a wooden shed in the corner, there is an outside tap at the property as well.

PLANNING REFERENCE - P1705/21/FUL - Erection of single-story side extension, to create a garage.

Agents Note:

Planning permission for a garage to the side of utility.



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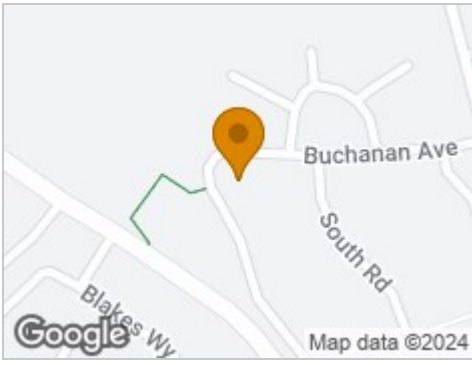
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

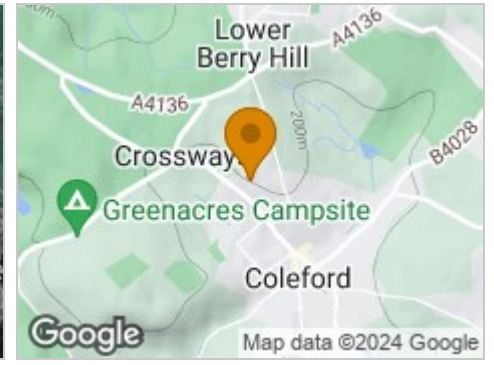
Road Map



Hybrid Map



Terrain Map



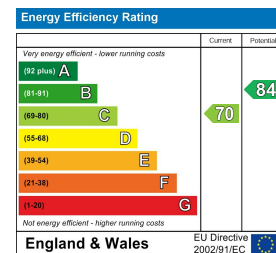
Floor Plan



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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