



14 Langetts Road

Coleford, Gloucestershire, GL16 8BT

£224,950



****NO ONWARD CHAIN**QUIET LOCATION**** Convenient Location for Coleford Town, Three Bedroom Semi-Detached House. Accommodation comprises: Entrance Hallway, Lounge, Kitchen-Dining Room. First floor: Three Bedrooms and Shower Room with separate WC. Enclosed Low Maintenance Rear Garden with grass and three patio area and a large Garden Shed/Workshop, Gas C/H, views over Coleford from the rear bedroom.

The historic market town of Coleford is situated within the delightful Forest of Dean having access to the Wye Valley, Monmouth, Ross-on-Wye, access to motorway links including the M50, M5 and A48. The town enjoys a range of local facilities and attractions to include; cinema, Post Office, banks, library, shops, supermarkets, public houses and restaurants, leisure centre and two golf courses not to mention the abundance of woodland and river walks. Perry Grove Leisure Railway, Puzzle Wood, Garden Centre.



Entrance Hallway:

Ceiling light, smoke detector, tiled floor stairs to first floor, doors to lounge and kitchen/dining room.

Lounge:

17'7" x 10'11" (5.36m x 3.35m)

A lovely Forest stone feature fireplace with stone mantle and hearth, tilt and turn window to front, tilt and turn door to rear accessing the rear garden and patio, two radiator, power points, two ceiling lights, fitted carpet.

Kitchen/Dining Room:

17'7" x 14'6" (5.36m x 4.42m)

Tiled floor, a range of matching wall, base and drawer units, space and plumbing for automatic washing machine, freestanding Belling electric cooker with four ring electric hob, extractor hood over, wall mounted Worcester bosch 240 gas boiler, single sink and drainer, tiled splashbacks, ceiling lighting, power points, radiator, understairs cupboard.

First Floor Landing:

Smoke detector, ceiling lighting, radiator, loft access, doors to bedroom, bathroom and WC.

Bedroom One:

10'7" x 9'6" (3.25m x 2.92m)

Spacious walk-in wardrobe with clothes hanging rail, over-stairs cupboard wood slat shelving. Fitted

carpet, window to front, power points, telephone point, radiator, ceiling light, with fan.

Bedroom Two:

11'10" x 9'3" (3.61m x 2.82m)

Tilt and turn window to front aspect, fitted carpet, power points, radiator, ceiling light with fan and light.

Bedroom Three:

8'0" x 7'8" (2.44m x 2.34m)

Fitted carpet, tilt and turn window to rear having views over the surrounding area, single built-in wardrobe, radiator, power points, ceiling light.

Bathroom:

6'11" x 5'4" (2.13m x 1.63m)

Spacious shower cubicle with rain shower and separate hand-held shower attachment, vanity unit with wash basin and storage under, tilt and turn window to rear, chrome ladder radiator, recessed ceiling spotlights and extractor fan.

W.C.:

2'7" x 5'2" (0.79m x 1.6m)

Tile effect cushion flooring, recessed ceiling spotlights, WC, radiator, tilt and turn window to rear aspect.

Outside:

Garden to front having a variety of shrubs and flowers, steps down to front door, path to front and

side leading to rear garden.

Enclosed rear garden having three patio areas, outside tap and lawn.



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.

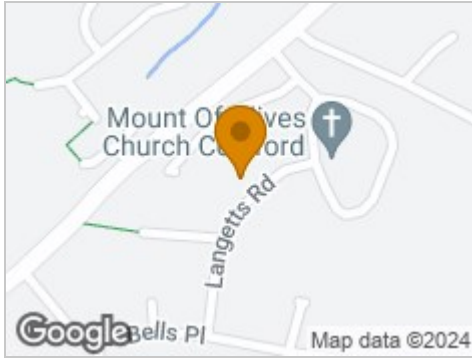
Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to 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

Road Map



Hybrid Map



Terrain Map



Floor Plan



Langetts Road



Ground Floor

Approx
839 sqft



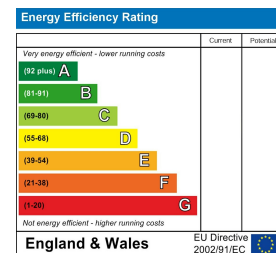
First Floor

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor plans made using RoomSketcher.

Viewing

Please contact our Lydney Office on 01594 368202 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.