



Tufthorn Road

Coleford, GL16 8PY

Offers Over £250,000

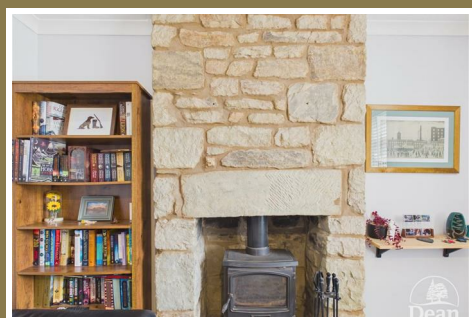


Situated in the popular village of Milkwall, this charming three-bedroom mid-terrace home offers an excellent blend of character, space and versatility, making it an ideal choice for families, first-time buyers or those seeking a home with flexible living accommodation.

The property is entered into a welcoming lounge, full of character with beautiful exposed stone walls and a wood-burning stove creating a warm and cosy focal point. To the rear is a generous reception room, offering fantastic versatility and suitable for use as a second sitting room, dining room, home office, playroom or hobby space. The ground floor also benefits from a family bathroom and an impressive kitchen/dining room, fitted with a range of units and enhanced by Velux windows that flood the space with natural light, creating a wonderful area for everyday living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, all providing comfortable accommodation, together with the convenience of a separate W.C.

Outside, the property enjoys a long, established rear garden backing onto attractive woodland, providing a peaceful and private setting. Designed with relaxation in mind, the garden features a variety of seating areas, a generous lawn perfect for families and pets, and a substantial pergola positioned at the far end of the garden, creating an ideal space for outdoor dining, entertaining or simply enjoying the woodland views.



Enter via a double glazed upvc front door into:

Porch:

Upvc double glazed windows, electric sockets door into:

Living Room:

Exposed stone wall with wood burner stove, upvc double glazed window to front aspect, radiator, power and lighting, door into:

Reception Room:

Stairs to first floor, upvc double glazed window to rear aspect, radiator, door to bathroom, door to kitchen/diner, power and lighting.

Bathroom:

Exposed stone feature fireplace, heated towel rail, shower over the bath, W.C, hand wash basin with storage beneath, lighting, extractor fan.

Kitchen/Diner:

A range of eye level and base units, ceramic

one and a half bowl sink with integrated drainer unit, eight-ring gas hob, gas oven with extractor hood above, space for fridge/freezer, plumbing for washing machine, double glazed upvc velux windows, LED spotlights, side door access to garden, upvc double glazed windows to side aspect, double glazed upvc double doors to rear garden, power and lighting, radiator.

First Floor Landing:

Doors to bedrooms and bathroom, loft hatch, power and lighting.

Bedroom Three:

Upvc double glazed window, radiator, power and lighting.

Bedroom Two:

Upvc double glazed window, radiator, power and lighting.

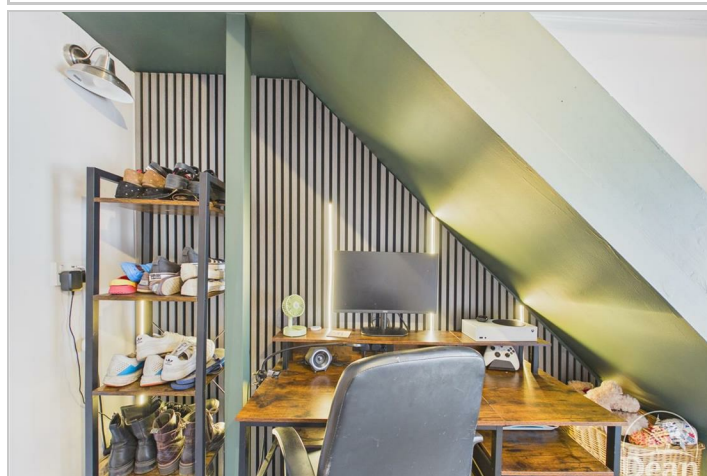
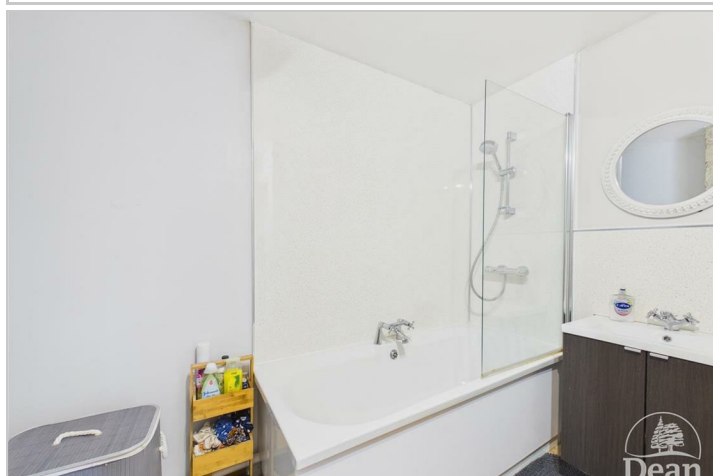
Bedroom One:

Upvc double glazed window, radiator, boiler, power and lighting.

Outside:

The generous rear garden provides a wonderful outdoor space, thoughtfully arranged to suit both relaxation and entertaining. Predominantly laid to lawn, the garden features a variety of seating areas, allowing you to enjoy the sun throughout the day, while a substantial pergola at the far end creates the perfect setting for outdoor dining or social gatherings. A charming pond adds to the peaceful atmosphere, complemented by

mature planting and attractive surroundings. Further benefits include a selection of useful wooden storage sheds, convenient side access, an outside tap, and external power points, making the garden both practical and versatile for everyday use.



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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.

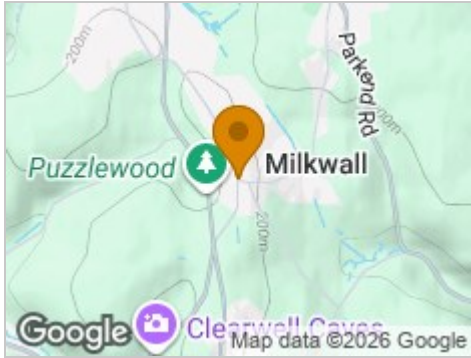
Road Map



Hybrid Map



Terrain Map



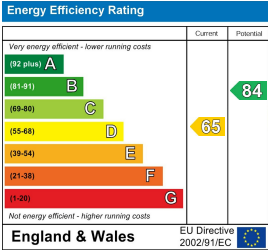
Floor Plan



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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