



## Sylvan Close

Coleford, Gloucestershire, GL16 8RU

£170,000



Dean Estate Agents are delighted to offer to the market this well presented starter home, conveniently located within walking distance of Coleford town centre. The accommodation comprises a kitchen to the front of the property, sizeable lounge leading to the rear garden, two bedrooms and a bathroom, with the added benefits of UPVC double glazing and gas central heating. Outside, there is an enclosed rear garden offering a good degree of privacy, along with an allocated parking space to the front.

Coleford town centre sits at the heart of the Forest of Dean, offering a convenient mix of everyday amenities and a friendly, community feel. You'll find a good range of independent shops alongside well-known supermarkets, cafés, pubs and takeaways, plus essential services such as GP and dental practices, pharmacies, banks, and a Post Office. The town is well served by local bus routes, and there are schools, leisure facilities and green spaces nearby. With woodland walks and countryside on the doorstep, Coleford combines practical day-to-day living with easy access to the area's outstanding natural surroundings.



Approached via UPVC double glazed door with obscured glass panel into:

#### Entrance Hallway:

Door to lounge, arch to kitchen, single panelled radiator, tiled flooring, power & lighting.

#### Kitchen:

7'10" x 7'10" (2.39m x 2.39m)

A range of base and wall units, worktops, tiled splashbacks, one and a half bowl sink with drainer unit, space for fridge/freezer, space & plumbing for washing machine, wall mounted gas fired boiler, tiled flooring, strip light, UPVC double glazed window to front aspect.

#### Lounge:

UPVC double glazed patio doors to rear, stairs to first floor landing, two single panelled radiators, TV point, power & lighting.

#### First Floor Landing:

Doors to both bedrooms & bathroom, power & lighting.

#### Bedroom One:

11'10" x 8'7" (3.61m x 2.64m)

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

#### Bedroom Two:

10'5" x 6'9" (3.20m x 2.06m)

UPVC double glazed window, single panelled radiator, airing cupboard housing hot water tank & immersion heater.

#### Bathroom:

White suite comprising of W.C., wash hand basin, panelled bath with mixer tap and shower over, single panelled radiator, shaver point with light, tiled walling, extractor fan, UPVC double glazed obscured window.

#### Outside:

To the rear of the property is a fully enclosed garden mainly laid to lawn with gravel pathway to shed.



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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.

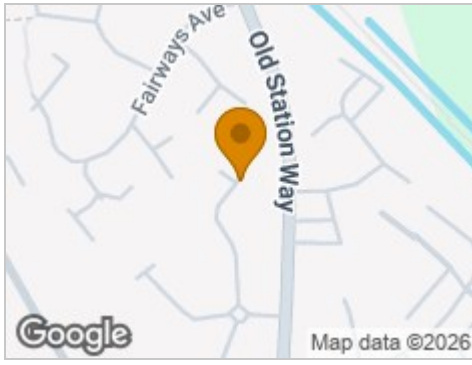
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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

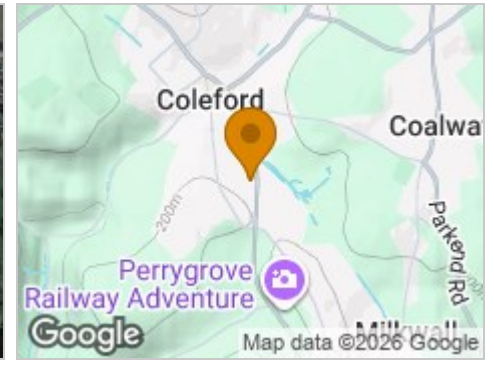
## Road Map



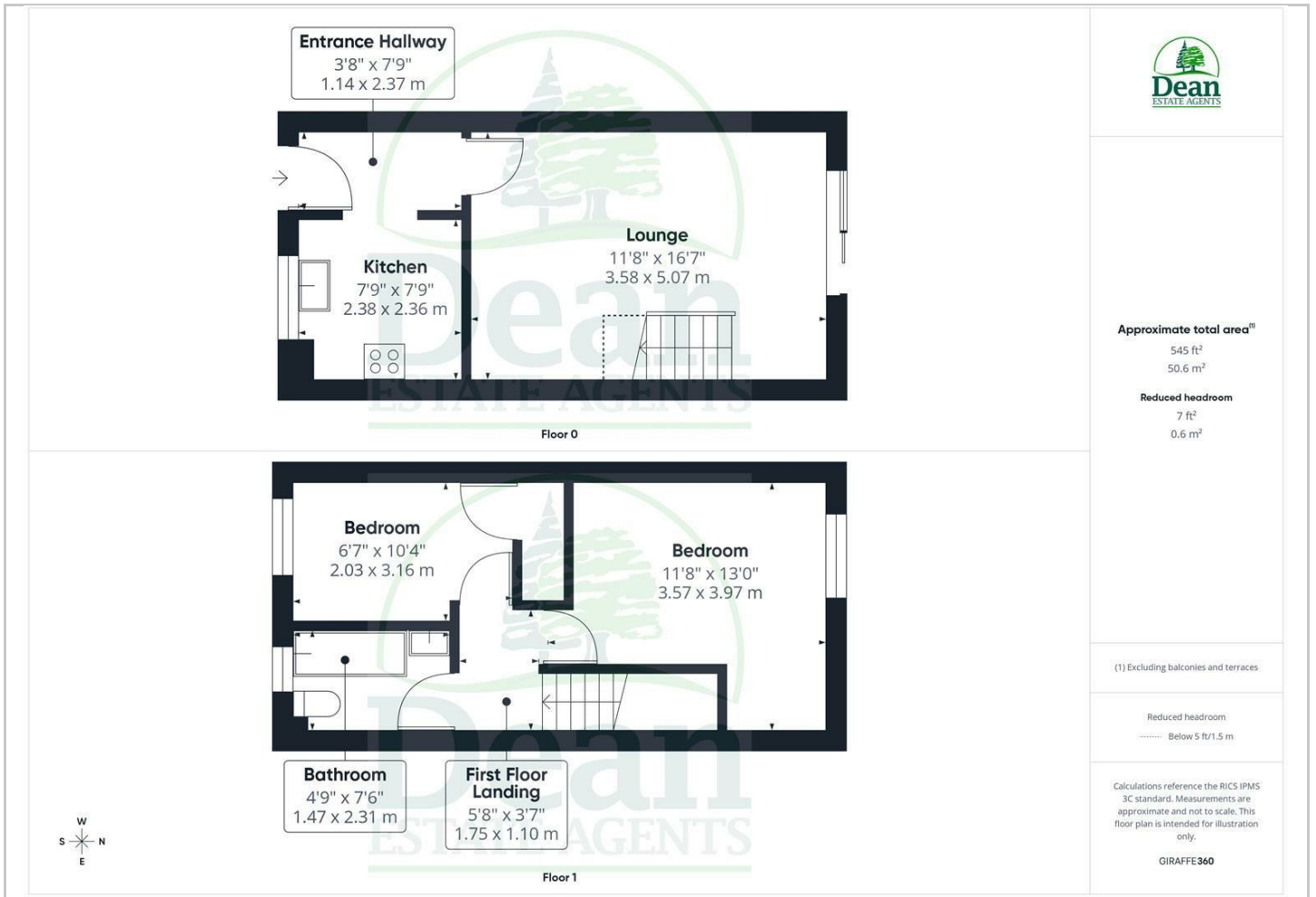
## Hybrid Map



## Terrain Map



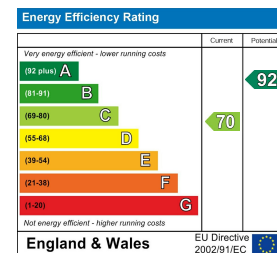
## Floor Plan



## 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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