



## Newland Street

Coleford, Gloucestershire, GL16 8AL

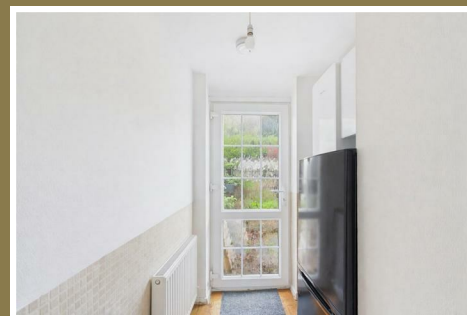
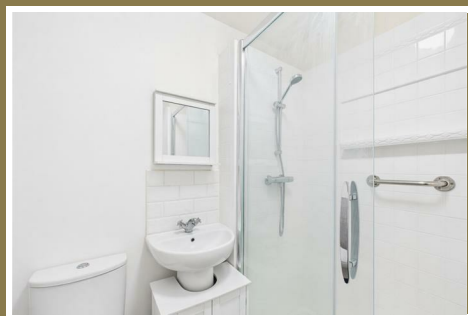
£180,000



A well presented two bedroom mid-terrace home situated in a convenient position within walking distance of Coleford town centre and its wide range of amenities. The accommodation comprises a spacious lounge with feature fireplace, a fitted kitchen offering ample storage and workspace, a useful rear porch/utility area, two well proportioned bedrooms and a contemporary shower room.

Outside, the property benefits from an enclosed rear garden designed with ease of maintenance in mind, featuring patio and gravelled seating areas alongside a variety of established plants and shrubs, creating a pleasant outdoor space to relax and entertain. The property is ideally suited to first-time buyers, investors or those looking to downsize, whilst also enjoying beautiful woodland walks and countryside surroundings close by.

The property is conveniently positioned close to Coleford town centre, where a range of local amenities can be found including supermarkets, independent shops, cafés, a doctors surgery, pharmacy, schools and good transport links.



Approached via a double glazed glassed front door into:

#### Entrance Hallway:

4'0" x 4'7" (1.22m x 1.40m)

Mains consumer unit, double panelled radiator, door into lounge.

#### Lounge:

14'2" x 11'3" (4.34m x 3.45m)

Windows to front aspect, double panelled radiator, smoke alarm, under stairs storage cupboard, electric fire, BT point, power & lighting.

#### Kitchen:

9'8" x 8'2" (2.97m x 2.50m)

A range of base and wall units, inset double bowl sink drainer unit with mixer taps, electric hob, extractor hood, waist level oven, space for washing machine, double panelled radiator, window to rear aspect.

#### Rear Porch:

7'10" x 2'9" (2.41m x 0.85m)

Worcester boiler, double panelled radiator, UPVC double glazed glassed door to rear, power & lighting, stairs to first floor.

#### First Floor Landing:

5'11" x 5'8" (1.81m x 1.73m)

Loft access, smoke alarm, doors to both bedrooms & bathroom.

#### Bedroom One:

9'2" x 11'4" (2.80m x 3.46m)

Window to front aspect, double panelled radiator, BT point, power & lighting.

#### Bedroom Two:

8'9" x 8'3" (2.68m x 2.52m)

Window to rear aspect, double panelled radiator, power points, lighting, storage cupboard above stairs and built in wardrobe space.

#### Bathroom:

5'10" x 5'4" (1.78m x 1.64m)

W.C., pedestal sink, walk in shower with glass sliding door, heated towel rail, extractor fan.

#### Outside:

The front of the property is approached through a small garden area and pathway to the front door.

The rear garden is laid mainly to patio and bordered with a range of bushes and flowers. The garden also benefits from rear access where you will find a small pedestrian gate.

#### Agents Note:

The property is currently tenanted and the photographs used in the listing are the most recent images available to us at this time.



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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 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



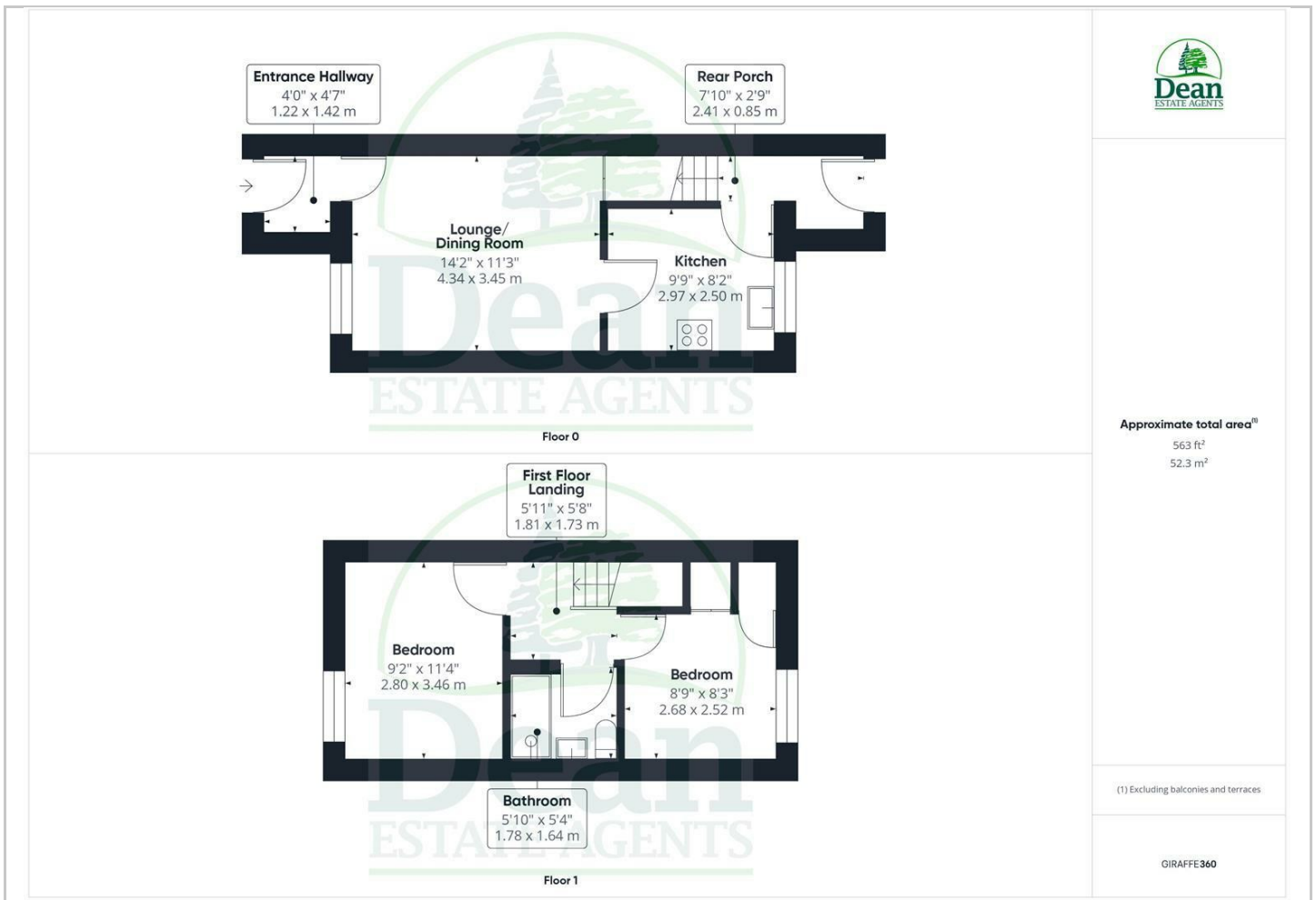
## Hybrid Map



## Terrain Map



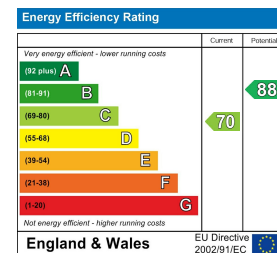
## Floor Plan



## 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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