



## 59A Newland Street Coleford, Gloucestershire, GL16 8NA

£179,950

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\*\*\*TAKE A LOOK AROUND THE PROPERTY WITH THE VIRTUAL TOUR\*\*\* Dean Estate Agents are delighted to offer to the market this charming, well presented semi-detached home situated within walking distance of Coleford town centre. The property offers a spacious lounge, kitchen, study area, downstairs bathroom and three bedrooms upstairs. The large garden is a fantastic size and is mainly laid to lawn with space for a seating area, there is an additional storage room accessed via the garden. The property benefits from off road parking, gas central heating with a new boiler (fitted 2024) and UPVC double glazed windows.

The property is within walking distance of Coleford and has many amenities to include independent shops and cafes, a cinema, a library, supermarkets, schools and transport links to the nearby towns and villages.



Approached via a part glazed wooden door into:

Entrance Hallway:

3'1" x 3'0" (0.96m x 0.92m)

Stairs to first floor landing, door to lounge, consumer unit, lighting.

Lounge:

11'8" x 9'8" (3.57m x 2.97m)

Wood effect flooring, radiator, power & lighting, TV point, under stairs storage cupboard, front aspect double glazed UPVC window, door into inner hallway/office.

Inner Hallway/Office:

7'11" x 6'9" (2.42m x 2.07m)

Power & lighting, radiator, wall mounted Worcester combination boiler (fitted in 2024), double glazed UPVC door leading outside, constantine doors into bathroom, steps up to kitchen.

Bathroom:

8'7" x 6'3" (2.62m x 1.91m)

Bath with shower over, pedestal wash hand basin, W.C., radiator, part tiled walls, tiled flooring, rear aspect double glazed UPVC frosted window.

Kitchen:

12'9" x 9'4" (3.91m x 2.87m)

A range of wall, drawer and base mounted units, tiled flooring, rolled edge worktops, four ring electric hob with oven, single bowl single drainer stainless steel sink unit with mixer tap above, space and plumbing for washing machine, space for fridge, space for freezer, breakfast bar, radiator, power, inset ceiling spotlights, side and rear aspect double glazed UPVC window, rear aspect double glazed UPVC door out to the garden, stairs to first floor landing.

From the entrance hallway, stairs lead to first floor landing.

First Floor Landing:

2'9" x 2'8" (0.86m x 0.82m)

Loft access, power & lighting, doors to bedrooms one and two.

Bedroom One:

9'10" x 8'9" (3.00m x 2.68m)

Radiator, power & lighting, front aspect double glazed UPVC window, built in wardrobe space.

Bedroom Two:

10'7" x 6'10" (3.25m x 2.10m)

Radiator, power & lighting, side aspect double glazed UPVC window.

From the kitchen, stairs lead to first floor landing.

#### First Floor Landing:

3'6" x 2'5" (1.08m x 0.75m)

Side aspect double glazed UPVC window, door to bedroom three.

#### Bedroom Three:

12'10" x 6'9" (3.92m x 2.06m)

Radiator, power & lighting, side and rear aspect double glazed UPVC window.

#### Outside:

At the front of the property, a driveway provides convenient off-road parking. A pathway leads to both the front and side entrances of the house. To the side, there is an attached storage room with

an additional door granting access to the rear garden.

The rear garden is thoughtfully arranged across multiple tiers. A spacious seating area offers the perfect spot for outdoor relaxation, while steps lead up to a fully enclosed lawn, ensuring a high level of privacy.

#### Storage Room:

8'2" x 6'11" (2.50m x 2.11m)



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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



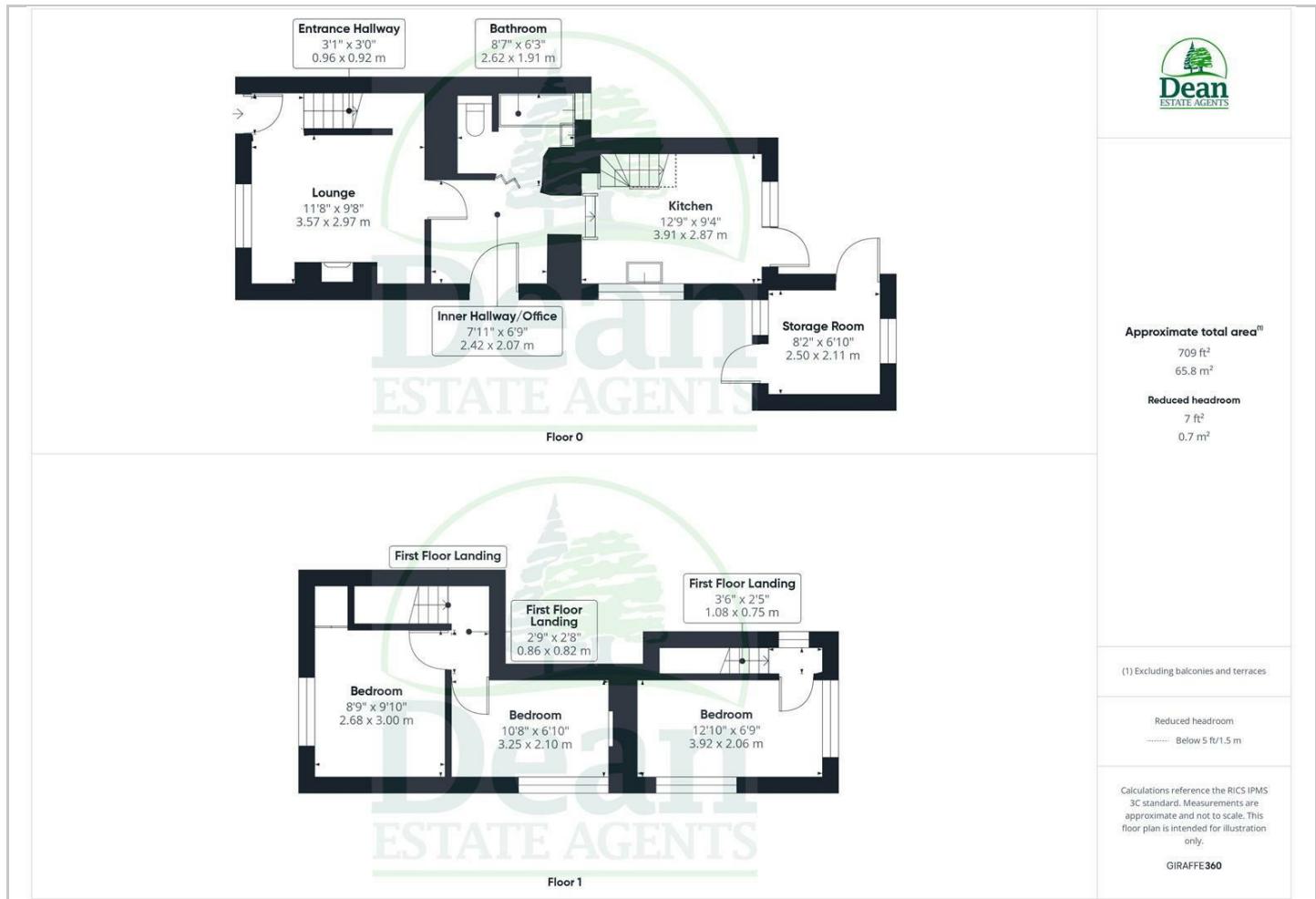
## Hybrid Map



## Terrain Map



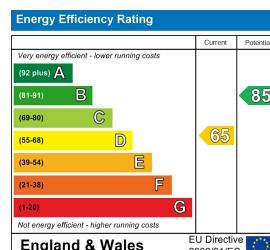
## Floor Plan



## 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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