



## Fairways Avenue

Coleford, GL16 8RP

£95,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this fantastic first floor apartment located in Coleford town centre. The property boasts an open plan living space to include kitchen/lounge area, one double bedroom and modern bathroom.

Set on the edge of the beautiful Forest of Dean, Coleford is a thriving market town that offers the perfect balance of everyday convenience and countryside living. The town centre provides a good range of amenities including independent shops, cafés, supermarkets, leisure facilities and schools, with a welcoming community feel throughout.



Approached via main door into:

Communal Reception:

Stairs to first floor to front door:

Entrance Hallway:

2'9" x 9'4" (0.84m x 2.86m)

Wall mounted electric very smart room heater, double storage cupboard, security telephone handset, power & lighting.

Open Plan Lounge/Kitchen:

15'7" x 12'3" (4.75m x 3.75m)

A range of base units with worktop surfaces incorporating single drainer stainless steel sink unit with hot and cold taps over, tiled splashbacks, electric cooker point, space & plumbing for automatic washing machine, breakfast bar, and recess for fridge etc with power point, double glazed window to side. In

the Lounge area there is a wall mounted electric very smart room heater, double glazed window to rear, power & lighting.

#### Bedroom:

7'11" x 7'6" (2.43m x 2.31m)

Double wardrobe with sliding doors, wall mounted electric very smart room heater, double glazed window to rear aspect, power & lighting.

#### Bathroom:

5'6" x 6'9" (1.70m x 2.06m)

Three piece suite comprising panelled bath with Triton shower over, close coupled W.C., pedestal wash hand basin, sliding door to airing cupboard with shelf, hot water tank with electric emersion.

#### Outside:

There is a communal garden area with car parking to rear.

One allocated parking space.



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Tenanted Properties – 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.

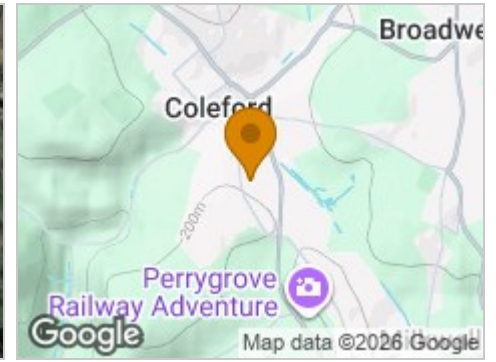
## Road Map



## Hybrid Map



## Terrain Map



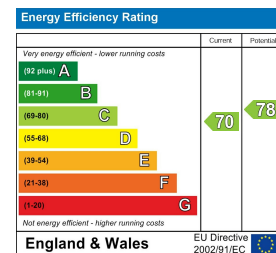
## Floor Plan



## 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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