



## Fairways Avenue

Coleford, Gloucestershire, GL16 8RP

£269,995



Don't miss this fantastic family home, ideally positioned within easy walking distance of Coleford town centre with NO ONWARD CHAIN. This link detached house offers spacious accommodation & provides an excellent opportunity for a buyer looking to modernise and add their own style. The layout includes two reception rooms—a generous lounge & separate dining room—along with a kitchen offering plenty of storage. Upstairs are three bedrooms, with the master bedroom benefiting from fitted wardrobes, plus a family bathroom.

Outside, there is a small lawned garden to the front, ample off-road parking leading to the garage, and gated access to a useful storage area. The enclosed rear garden is low-maintenance, mainly laid to artificial grass, with a patio area providing space for outdoor seating.

Coleford is a thriving market town set in the heart of the Forest of Dean, offering a brilliant balance of everyday convenience and outstanding countryside on your doorstep. The town centre provides a great range of amenities including supermarkets, independent shops, cafés, pubs, and essential services such as doctors, dentists and schooling options, making it ideal for families, commuters and those seeking a strong community feel.



Approached via a UPVC double glazed front door into:

#### Entrance Hallway:

8'4" x 4'7" (2.55m x 1.40m)

Stairs to first floor landing, radiator, consumer unit, power & lighting, coat hooks, smoke alarm.

#### Lounge:

14'7" x 11'3" (4.47m x 3.44m)

Double glazed UPVC window to front aspect, power & lighting, door to kitchen/dining room.

#### Kitchen:

10'1" x 7'2" (3.08m x 2.19m)

A range of eye level & base units, worktop, stainless steel sink with mixer tap and drainer unit, power and lighting, boiler, space for cooker, space & plumbing for washing machine, space for fridge/freezer, UPVC double glazed window to the rear aspect.

#### Dining Room:

10'0" x 7'2" (3.07m x 2.19m)

Space for table & chairs, two double panelled radiators, storage under the stairs, UPVC door to rear garden.

#### First Floor Landing:

10'4" x 5'10" (3.17m x 1.80m)

Doors to bedrooms & bathroom, airing cupboard, loft access, smoke alarm, power & lighting.

#### Bedroom One:

12'2" x 8'1" (3.72m x 2.48m)

UPVC double glazed window to front aspect, power & lighting, fitted wardrobes, radiator.

#### Bedroom Two:

11'5" x 8'0" (3.48m x 2.44m)

UPVC double glazed window to rear aspect, power & lighting, radiator.

#### Bedroom Three:

9'3" x 6'6" (2.82m x 1.99m)

UPVC double glazed window to front aspect, power & lighting, radiator.

#### Bathroom:

6'6" x 5'6" (2.00m x 1.68m)

W.C., hand wash basin, radiator, panelled bath with shower over, frosted UPVC double glazed window, wall mounted mirror with light & shaver point above, lighting, extractor fan.

**Outside:**

To the front of the property is off road parking for two vehicles, a small laid to lawn garden with bushes and steps leading to the front door.

To the rear of the property there is a large flat patio, perfect for seating, behind this is artificial grass bordered by mature shrubs, enclosed fencing, a gate to the side and a door to garage plus an outside tap.

**Garage:**

17'0" x 8'9" (5.20m x 2.68m)  
Power & lighting, up & over door.

**Agents Note:**

Subject to obtaining the necessary planning permission, the property could be extended to the side to create a larger living space on both levels.



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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.

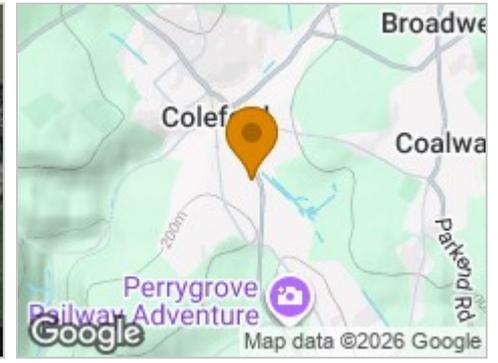
## Road Map



## Hybrid Map



## Terrain Map



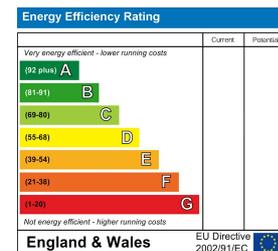
## Floor Plan



## 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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