



## 7 Fairfield Close

Coleford, Gloucestershire, GL16 8HR

£375,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are thrilled to present this family home offered with NO ONWARD CHAIN situated close to the town centre. This detached property boasts a large lounge leading through to the dining room with doors leading out to the garden, a sizeable kitchen, separate utility room and handy downstairs cloakroom. On the first floor there are four double bedrooms, master with fitted wardrobes and a good sized family bathroom. To the front of the property there is ample off road parking leading to the garage, a large front garden with patio area and a flat rear garden with a patio area and a lawned area.

Fairfield Close is located just outside Coleford town centre where you will find a large range of local amenities such as, cafes, supermarkets, doctors surgeries, free houses, independent businesses, dentists, and great bus links throughout the Forest of Dean and into Gloucester and Wales. Not to forget to mention the fantastic woodland walks on your doorstep!!



Approached via a UPVC frosted front door into:

#### Entrance Hallway:

13'0" x 5'5" (3.98m x 1.67m)

Doors to cloakroom, lounge & kitchen, understairs cupboard, stairs to first floor landing, power & lighting, radiator, smoke alarm.

#### Lounge:

17'1" x 11'10" (5.23m x 3.62m)

UPVC double glazed window to front aspect, radiators, TV point, open plan arch way to the dining room.

#### Dining Room:

15'10" x 11'10" (4.84m x 3.63m)

UPVC double glazed sliding doors to rear garden, door to kitchen, radiator, power & lighting.

#### Kitchen:

14'5" x 8'11" (4.41m x 2.72m)

A range of eye level and base units, UPVC double glazed window to rear aspect, five ring gas hob, electric oven & grill, integrated fridge/freezer, extractor hood, sink with mixer tap & integrated drainer unit, space for bar stools, radiator, door to utility room.

#### Utility Room:

8'11" x 2'11" (2.73m x 0.89m)

Boiler, space & plumbing for washing machine,

power & lighting, shelving & storage space, UPVC rear door leading to the garden.

#### Cloakroom:

4'9" x 4'2" (1.46m x 1.28m)

W.C., hand wash basin, lighting, electric radiator, UPVC frosted double glazed window.

#### First Floor Landing:

10'1" x 4'9" (3.09m x 1.45m)

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

#### Bedroom One:

13'10" x 11'9" (4.24m x 3.59m)

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

#### Bedroom Two:

13'0" x 9'0" (3.98m x 2.75m)

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

#### Bedroom Three:

12'2" x 11'7" (3.71m x 3.55m)

With far reaching views over Coleford town centre and woodland, UPVC double glazed window to rear aspect, radiator, power & lighting.

#### Bedroom Four:

10'5" x 8'10" (3.18m x 2.70m)

With far reaching views over Coleford town centre

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

#### Bathroom:

7'0" x 5'4" (2.15m x 1.65m)

UPVC double glazed frosted window, radiator, hand wash basin, W.C., panelled bath with shower above, lighting.

#### Outside:

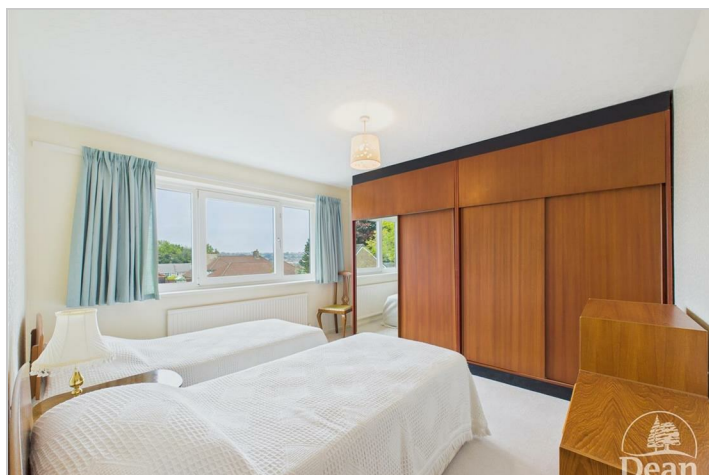
To the front of the property there is ample off road parking for several vehicles leading to the garage, a lawned front garden with mature shrubs & bushes bordering the area.

To the rear there is a large patio area with space for seating, beyond this is a laid to lawn area with two wooden sheds with an enclosed border of hedges and mature shrubs, there is an outside water tap.

#### Garage:

17'4" x 8'7" (5.29m x 2.63m)

Shelving, power & lighting, tap for the front garden.



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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



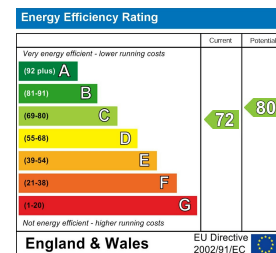
## Floor Plan



## 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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