



Cinderhill

Coleford, Gloucestershire, GL16 8HJ

Offers In The Region Of £245,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this beautifully presented family home situated near to Coleford town centre. The detached house boasts a stunning lounge/dining room with two woodburners and original wooden beams, NEW modern kitchen, NEW downstairs bathroom, three bedrooms upstairs and an outside utility room. There is a low maintenance courtyard garden to the side.

The town of Coleford has a large range of local amenities such as supermarkets, doctors surgeries, dentists, cafes, independent businesses, free houses and bus links throughout the Forest of Dean and into Gloucester and Wales.



Approached via UPVC double glazed front door into:

Entrance Porch:

3'3" x 2'9" (1.00m x 0.86m)

Door to lounge/dining room, shelving, spotlight.

Lounge/Dining Room:

19'5" x 9'10" (5.94m x 3.01m)

Two woodburners, two UPVC double glazed windows to front aspect, two radiators, wooden beams, power & lighting, door to inner hallway.

Hallway:

5'10" x 3'10" (1.80m x 1.17m)

Stairs to first floor landing, understairs cupboard, wooden beams, doors to kitchen & bathroom.

Kitchen:

11'1" x 7'0" (3.40m x 2.15m)

A range of wall units, base units & drawers, worktops, Belfast sink with mixer tap, vertical radiator, under cupboard lighting, power & lighting, vinyl flooring, tiled splashbacks, shelves, oven & hob, UPVC double glazed window to side aspect, door to utility room.

Utility Room:

4'10" x 4'1" (1.49m x 1.26m)

Base unit, worktop, space & plumbing for washing machine, window to side aspect, power & lighting, wooden beams, door to rear garden.

Bathroom:

7'10" x 5'9" (2.40m x 1.76m)

P-shaped panelled bath with glass shower screen & shower over, vanity unit with inset wash hand basin & W.C., heated towel rail, tiled walls, tiled flooring, extractor fan, frosted window to rear aspect.

First Floor Landing:

3'1" x 2'5" (0.94m x 0.76m)

Doors to all bedrooms, UPVC double glazed window to rear aspect, lighting.

Bedroom One:

10'3" x 9'6" (3.13m x 2.90m)

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

Bedroom Two:

10'2" x 9'8" (3.10m x 2.96m)

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

Bedroom Three:

8'0" x 6'5" (2.44m x 1.97m)

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

Outside:

To the side of the property there is a paved low maintenance garden with space for seating.



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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.

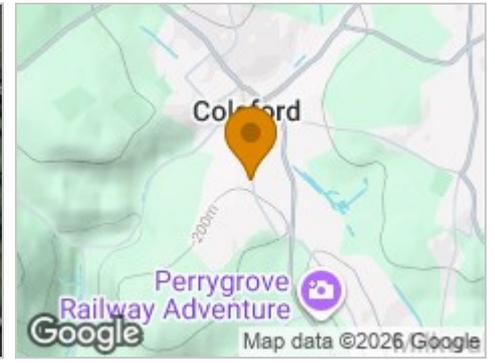
Road Map



Hybrid Map



Terrain Map



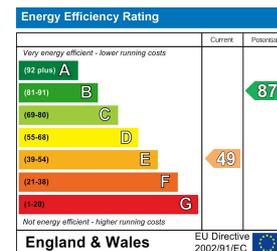
Floor Plan



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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