



## Sylvan Close

Coleford, Gloucestershire, GL16 8RU

£178,000



Dean Estate Agents are delighted to offer to the market this well presented starter home, conveniently located within walking distance of Coleford town centre. The accommodation comprises a kitchen to the front of the property, sizeable lounge leading to the rear garden, two bedrooms and a bathroom, with the added benefits of UPVC double glazing and gas central heating. Outside, there is an enclosed rear garden offering a good degree of privacy, along with an allocated parking space to the front.

Coleford town centre sits at the heart of the Forest of Dean, offering a convenient mix of everyday amenities and a friendly, community feel. You'll find a good range of independent shops alongside well-known supermarkets, cafés, pubs and takeaways, plus essential services such as GP and dental practices, pharmacies, banks, and a Post Office. The town is well served by local bus routes, and there are schools, leisure facilities and green spaces nearby. With woodland walks and countryside on the doorstep, Coleford combines practical day-to-day living with easy access to the area's outstanding natural surroundings.



Approached via UPVC double glazed door with obscured glass panel into:

#### Entrance Hallway:

Door to lounge, arch to kitchen, single panelled radiator, tiled flooring, power & lighting.

#### Kitchen:

7'10" x 7'10" (2.39m x 2.39m)

A range of base and wall units, worktops, tiled splashbacks, one and a half bowl sink with drainer unit, space for fridge/freezer, space & plumbing for washing machine, wall mounted gas fired boiler, tiled flooring, strip light, UPVC double glazed window to front aspect.

#### Lounge:

UPVC double glazed patio doors to rear, stairs to first floor landing, two single panelled radiators, TV point, power & lighting.

#### First Floor Landing:

Doors to both bedrooms & bathroom, power & lighting.

#### Bedroom One:

11'10" x 8'7" (3.61m x 2.64m)

UPVC double glazed window, single panelled radiator, power & lighting.

#### Bedroom Two:

10'5" x 6'9" (3.20m x 2.06m)

UPVC double glazed window, single panelled radiator, airing cupboard housing hot water tank & immersion heater.

#### Bathroom:

White suite comprising of W.C., wash hand basin, panelled bath with mixer tap and shower over, single panelled radiator, shaver point with light, tiled walling, extractor fan, UPVC double glazed obscured window.

#### Outside:

To the rear of the property is a fully enclosed garden mainly laid to lawn with gravel pathway to shed.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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



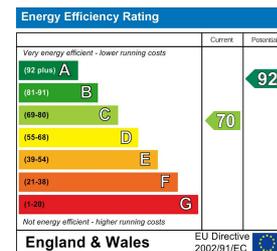
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.