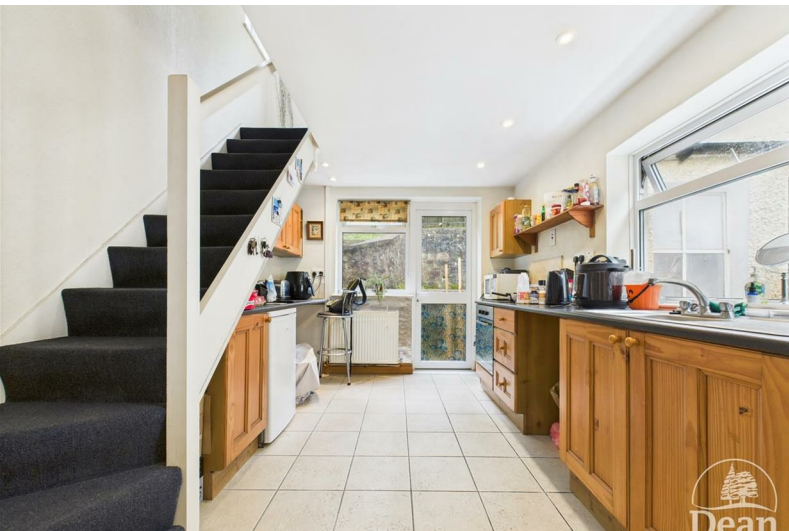




## 59A Newland Street

Coleford, Gloucestershire, GL16 8NA

£189,950





\*\*\*TAKE A LOOK AROUND THE PROPERTY WITH THE VIRTUAL TOUR\*\*\* Dean Estate Agents are delighted to offer to the market this charming, well presented semi-detached home situated within walking distance of Coleford town centre. The property offers a spacious lounge, kitchen, study area, downstairs bathroom and three bedrooms upstairs. The large garden is a fantastic size and is mainly laid to lawn with space for a seating area, there is an additional storage room accessed via the garden. The property benefits from off road parking, gas central heating with a new boiler (fitted 2024) and UPVC double glazed windows.

The property is within walking distance of Coleford and has many amenities to include independent shops and cafes, a cinema, a library, supermarkets, schools and transport links to the nearby towns and villages.



Approached via a part glazed wooden door into:

**Entrance Hallway:**

3'1" x 3'0" (0.96m x 0.92m)

Stairs to first floor landing, door to lounge, consumer unit, lighting.

**Lounge:**

11'8" x 9'8" (3.57m x 2.97m)

Wood effect flooring, radiator, power & lighting, TV point, under stairs storage cupboard, front aspect double glazed UPVC window, door into inner hallway/office.

**Inner Hallway/Office:**

7'11" x 6'9" (2.42m x 2.07m)

Power & lighting, radiator, wall mounted Worcester combination boiler (fitted in 2024), double glazed UPVC door leading outside, constantine doors into bathroom, steps up to kitchen.

**Bathroom:**

8'7" x 6'3" (2.62m x 1.91m)

Bath with shower over, pedestal wash hand basin, W.C., radiator, part tiled walls, tiled flooring, rear aspect double glazed UPVC frosted window.

**Kitchen:**

12'9" x 9'4" (3.91m x 2.87m)

A range of wall, drawer and base mounted units, tiled flooring, rolled edge worktops, four ring electric hob with oven, single bowl single drainer stainless steel sink unit with mixer tap above, space and plumbing for washing machine, space for fridge, space for freezer, breakfast bar, radiator, power, inset ceiling spotlights, side and rear aspect double glazed UPVC window, rear aspect double glazed UPVC door out to the garden, stairs to first floor landing.

From the entrance hallway, stairs lead to first floor landing.

**First Floor Landing:**

2'9" x 2'8" (0.86m x 0.82m)

Loft access, power & lighting, doors to bedrooms one and two.

**Bedroom One:**

9'10" x 8'9" (3.00m x 2.68m)

Radiator, power & lighting, front aspect double glazed UPVC window, built in wardrobe space.

**Bedroom Two:**

10'7" x 6'10" (3.25m x 2.10m)

Radiator, power & lighting, side aspect double glazed UPVC window.

From the kitchen, stairs lead to first floor landing.

**First Floor Landing:**  
3'6" x 2'5" (1.08m x 0.75m)

Side aspect double glazed UPVC window, door to bedroom three.

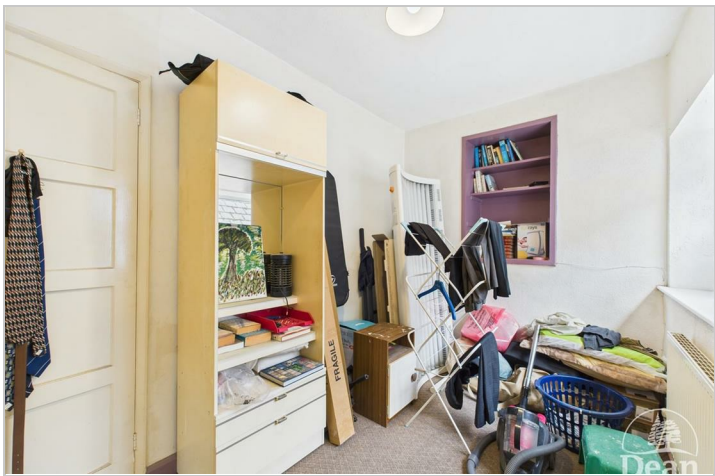
**Bedroom Three:**  
12'10" x 6'9" (3.92m x 2.06m)  
Radiator, power & lighting, side and rear aspect double glazed UPVC window.

**Outside:**  
At the front of the property, a driveway provides convenient off-road parking. A pathway leads to both the front and side entrances of the house. To the side, there is an attached storage room with

an additional door granting access to the rear garden.

The rear garden is thoughtfully arranged across multiple tiers. A spacious seating area offers the perfect spot for outdoor relaxation, while steps lead up to a fully enclosed lawn, ensuring a high level of privacy.

**Storage Room:**  
8'2" x 6'11" (2.50m x 2.11m)



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Road Map



Hybrid Map



Terrain Map



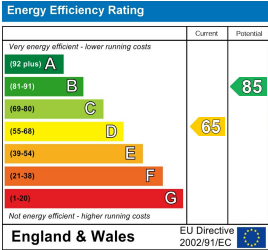
Floor Plan



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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