



Fairways Avenue
Coleford, Gloucestershire, GL16 8RP
£95,000



*****CALLING ALL INVESTORS***** A fantastic first floor apartment located in Coleford town centre. The property boasts an open plan living space to include kitchen/lounge area, one double bedroom and modern bathroom.

Set on the edge of the beautiful Forest of Dean, Coleford is a thriving market town that offers the perfect balance of everyday convenience and countryside living. The town centre provides a good range of amenities including independent shops, cafés, supermarkets, leisure facilities and schools, with a welcoming community feel throughout.

Approached via a UPVC double glazed front door into: **Bedroom:**
7'9" x 6'11" (2.37m x 2.11m)
UPVC double glazed window to front aspect, built-in wardrobe.

Entrance Hallway:
9'7" x 2'8" (2.94m x 0.82m)
Loft access, night storage heater, storage cupboard, smoke alarm, intercom phone.

Open Plan Lounge/Kitchen:
15'5" x 12'2" (4.72m x 3.72m)
UPVC double glazed windows to front and side aspects, night storage heater, a range of base & wall units, drawers, worktop surfaces with tiled splashbacks, sink with drainer unit, space for cooker, space & plumbing for washing machine, space for further appliance.

Bathroom:
6'10" x 5'6" (2.09m x 1.70m)
Coloured suite comprising W.C., wash hand basin, pannelled bath with electric shower over, partly tiled walls, shaver point with light, extractor fan, airing cupboard housing hot water tank.

Outside:
There are communal gardens & allocated off road parking.

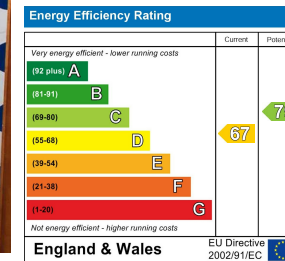
Area Map



Floor Plan



Energy Efficiency Graph



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 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.