Dean
ESTATE AGENTS

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The Links

Coleford, Gloucestershire, GL16 8HX

Offers Over £210,000

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A beautifully presented home, offering bright and spacious accommodation throughout, with attractive front & rear gardens, making it an ideal first-time purchase, family home or investment opportunity.

The property is approached via an attractive enclosed front garden with a pathway leading to a useful entrance porch, providing a welcoming first impression. Internally, the home offers a spacious & light-filled lounge centred around a feature fireplace, creating an inviting space to relax, whilst a separate dining room provides the perfect setting for family meals & entertaining. The fitted kitchen offers a good range of storage and worktop space, with direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom, ideal as a nursery, home office or single bedroom. The family bathroom is fitted with a suite comprising a bath with shower over, wash hand basin & W.C..

Outside, the rear garden enjoys a pleasant & private feel, being laid mainly to lawn with mature shrubs and planted borders, alongside a patio seating area perfect for outdoor dining. A useful shed provides additional storage, while gated rear access adds further practicality.

Situated within a popular residential location, the property is conveniently positioned close to a range of local amenities, schools, shops & transport links, making it an excellent choice for a wide variety of buyers.

Offering well-maintained accommodation with scope for personalisation, this delightful home is ready to move straight into whilst providing exciting potential to make it your own.

Approached via double glazed front door into:

Entrance Porch:
5'7" x 5'1" (1.72m x 1.55m)
Two double glazed windows to side aspects, lighting, double glazed door into entrance hallway.

Entrance Hallway:
4'11" x 3'10" (1.51m x 1.19m)
Stairs to first floor landing, door to lounge, single panelled radiator, BT point, smoke alarm, power & lighting.

Lounge:
13'7" x 11'5" (4.15m x 3.50m)
Feature fireplace with mantel, double glazed window to front aspect, double panelled radiator, TV point, power & lighting, door to dining room.

Dining Room:
10'3" x 7'10" (3.13m x 2.39m)
Double glazed French doors to rear garden, single panelled radiator, power & lighting, door to kitchen.

Kitchen:
10'3" x 7'4" (3.14m x 2.25m)
A range of base units, wall units & drawers, worktops, cooker & hob, extractor hood, space for fridge/freezer, space & plumbing for washing machine, one & a half stainless steel sink with drainer, tiled flooring, tiled splashbacks, double glazed window to rear aspect, consumer unit, power & spotlights, double glazed frosted rear door to garden.

First Floor Landing:
8'0" x 6'5" (2.44m x 1.96m)
Doors to all bedrooms & bathroom, loft access, airing cupboard housing boiler, power & lighting, single panelled radiator.

Bedroom One:
10'9" x 8'11" (3.29m x 2.73m)
Fitted wardrobes, single panelled radiator, double glazed window to rear aspect, power & lighting.

Bedroom Two:
11'8" x 8'7" (3.58m x 2.63m)
Double glazed window to front aspect, single panelled radiator, power & lighting.

Bedroom Three:
8'3" x 6'10" (2.54m x 2.09m)
Double glazed window to front aspect, single panelled radiator, power & lighting.

Bathroom:
6'5" x 5'5" (1.97m x 1.66m)
Panelled bath with electric shower over, wash hand basin, W.C., single panelled radiator, vinyl flooring, double glazed frosted window to rear aspect, extractor fan, partly tiled walls, lighting.

Outside:
Outside, the property enjoys attractive gardens to both the front & rear, providing excellent outdoor space for relaxing & entertaining. To the front, a neatly maintained lawn is complemented by mature shrubs and flowering borders, with a paved pathway leading to the entrance porch, all enclosed by charming picket fencing & a pedestrian gate creating an inviting first impression.

The rear garden is fully enclosed, offering a good degree of privacy & a safe environment for children & pets. A paved patio provides the perfect spot for outdoor dining & summer entertaining, while a central lawn is bordered by an attractive selection of established plants, shrubs and colourful flower beds. A useful garden shed offers practical outdoor storage, with a pathway leading to a rear pedestrian gate for convenient access. The combination of well-established planting and low-maintenance features creates an attractive & enjoyable outdoor space throughout the year.

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Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map

Hybrid Map

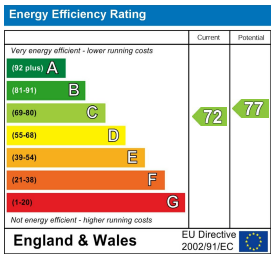
Terrain Map

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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The Property Ombudsman