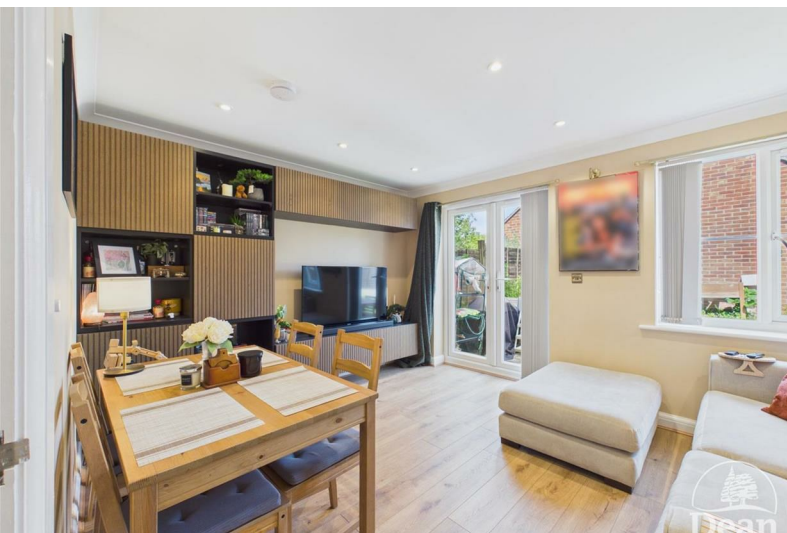




Albert Road

Coleford, Gloucestershire, GL16 8DZ

£235,000

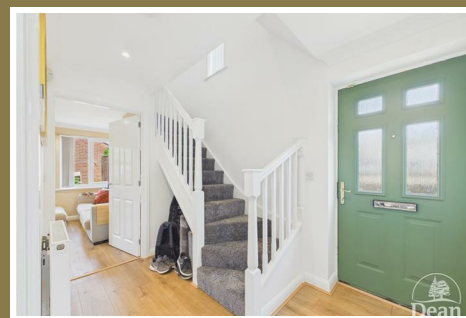


A beautifully presented and deceptively spacious modern home offering versatile & modern accommodation. The property benefits from a bright and welcoming entrance hallway, a modern fitted kitchen, a spacious lounge/dining room & handy downstairs cloakroom. A contemporary family bathroom & two generously sized bedrooms complete the first floor.

Outside, the property enjoys a private and enclosed rear garden laid mainly to lawn with patio seating areas ideal for relaxing and entertaining. Further benefits include off road parking and a garage.

Coleford is a thriving market town situated in the heart of the beautiful Forest of Dean, offering an excellent blend of everyday amenities, community atmosphere and stunning surrounding countryside. The town benefits from a wide range of facilities including supermarkets, independent shops, cafés, restaurants, a cinema, library, doctors' surgeries and well-regarded schools.

Surrounded by woodland and scenic walking trails, Coleford is perfect for those who enjoy outdoor pursuits, with easy access to the Forest of Dean cycle routes, riverside walks and nearby Wye Valley. The town also offers convenient transport links to Gloucester, Cheltenham, Monmouth and the M4/M5 motorway networks, making it an ideal location for both commuters and families seeking a balance of town and country living.



Approached via a covered entrance porch with light into:

Entrance Hallway:
9'10" x 6'3" (3.02m x 1.91m)

With a turned staircase to the first floor, radiator, smoke alarm, power & lighting, doors to lounge, cloakroom and kitchen, controls for hot water & central heating.

Cloakroom:
6'2" x 2'9" (1.89m x 0.85m)

Low level W.C., wash hand basin, wall mirror, radiator, tiled flooring, mains consumer unit, extractor fan, recess ceiling lights, UPVC double glazed window.

Kitchen:
12'11" x 7'11" (3.96m x 2.42m)

Front aspect modern fitted kitchen comprising of base units & wall cupboards, quartz worktop surfaces with integrated sink unit & mixer tap, four ring gas hob, extractor hood & light over, electric oven, worktop lighting, space & plumbing for automatic washing machine, tiled flooring, UPVC double glazed window, recess ceiling lights, integrated 50/50 fridge freezer, quartz breakfast bar, TV aerial point.

Lounge/Dining Room:
14'6" x 10'8" (4.43m x 3.26m)

Rear aspect with UPVC double glazed doors to the

rear garden, double glazed window, coved ceiling, tv aerial point, radiator.

First Floor Landing:
8'3" x 3'1" (2.54m x 0.96m)

Access to loft space, double power point, UPVC double glazed window to the side aspect, smoke alarm.

Bedroom One:
14'6" x 8'3" (4.42m x 2.53m)

Front aspect with twin UPVC double glazed windows, radiator, cupboard housing Worcester gas combination boiler.

Bedroom Two:
14'6" x 9'2" (4.42m x 2.80m)

Rear aspect with UPVC double glazed window to the side, Velux roof light, radiator.

Bathroom:
8'3" x 5'10" (2.53m x 1.80m)

A modern white suite comprising of W.C., wash hand basin, bath with electric rainfall shower and separate shower head, tiled walls, tiled flooring, recess ceiling lights, extractor fan, heated towel rail, recess ceiling lights.

Outside:

Outside, the property benefits from a private and

enclosed rear garden, mainly laid to lawn with patio seating areas ideal for outdoor dining and entertaining. The garden enjoys a pleasant, low-maintenance layout with fenced boundaries and gated side access, creating a safe and practical outdoor space.

To the front, the home is attractively positioned behind a charming stone wall with a lawned frontage, enhancing the property's kerb appeal. Further benefits include a detached garage and off road parking, providing excellent practicality for modern family living.

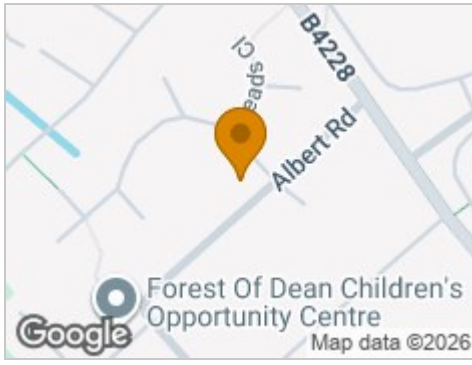
Garage:

17'8" x 9'2" (5.41m x 2.80m)
With metal up and over door, side door to garden.



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Road Map



Hybrid Map



Terrain Map



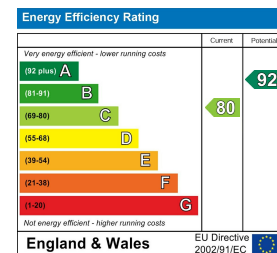
Floor Plan



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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