



65 Lawdley Road | Coleford | Gloucestershire | GL16 8SA

GUIDE PRICE: £295,000



nicholas
terry
sales & lettings



A well presented modern four/five bedroom detached property with off-road parking, garage and private low maintenance rear garden, being offered for sale with NO ONWARD CHAIN.

The accommodation comprises of entrance hallway which has stairs to the first floor with storage cupboard under, doors to the lounge, study/bedroom five, kitchen and downstairs cloakroom. The light and spacious lounge has a bay window with outlook to the front aspect. The study, which could also be used as bedroom five if required has dual aspect windows allowing natural light as well as having a sound proofed fire door.

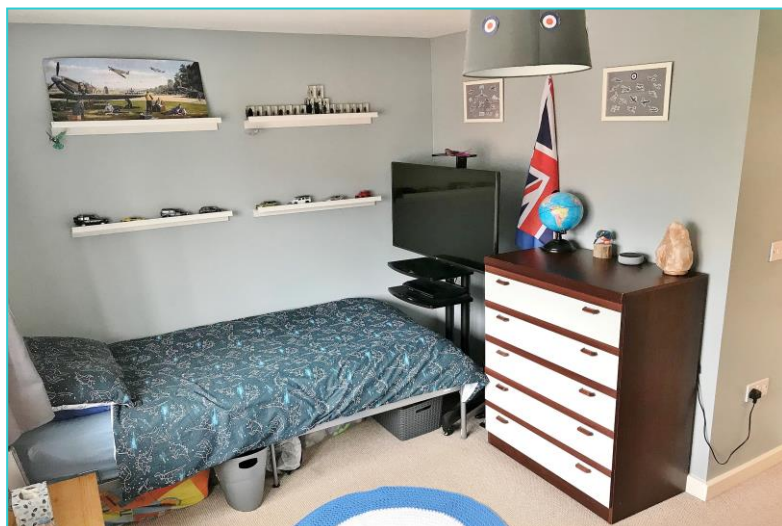
The kitchen is fitted with a range of base and eye level units, built-in 'Hotpoint oven', four ring hob, extractor and fridge/freezer. There is also a double glazed door into the garden, door to the utility and opening into the sun room/conservatory. A fantastic space, the sun room/conservatory has a glass roof and patio doors, allowing natural light to flood in and enabling you to enjoy the garden all year round.

Leading off the first floor landing are four bedrooms and family bathroom. The master bedroom has fitted wardrobes, access to the part boarded loft via loft ladder and en-suite shower room with corner shower cubicle. The family bathroom comprises of three piece modern white suite.

To the front of the property is a double driveway which provides off-road parking for two vehicles and also gives access to the garage. There is also a further off-road parking space to the other side. The garage has up and over door, power, lighting and door into the garden. The garden to the rear is extremely private and comprises of patio seating area, steps to decking which leads to all weather astro turf area, raised flower borders, timber shed, outside lighting and power points. The garden is enclosed by fencing with gates to both sides of the property.

The property also benefits from gas central heating, UPVC double glazing and solar water heating.

The property is situated in the old market town of Coleford which has a large range of shopping and leisure facilities including, supermarkets, post office and cinema. There are two golf courses, a leisure centre and plenty of woodland walks in the Forest of Dean. Excellent commuting links can be found from the area with the Severn Bridge crossings and the M4 giving access to London, Cardiff and South Wales. Bristol and the Midlands are also easily accessible via the M5/M50.





Ground Floor

Entrance Hallway
Cloakroom

Lounge	15'1" x 11'11" (4.62m x 3.65m)
Study/Bedroom Five	9'1" x 6'5" (2.79m x 1.98m)
Kitchen	15'1" x 9'10" (4.62m x 3.02m)
Utility Room	6'5" x 5'8" (1.98m x 1.75m)
Sun Room/Conservatory	9'4" x 9'3" (2.87m x 2.82m)

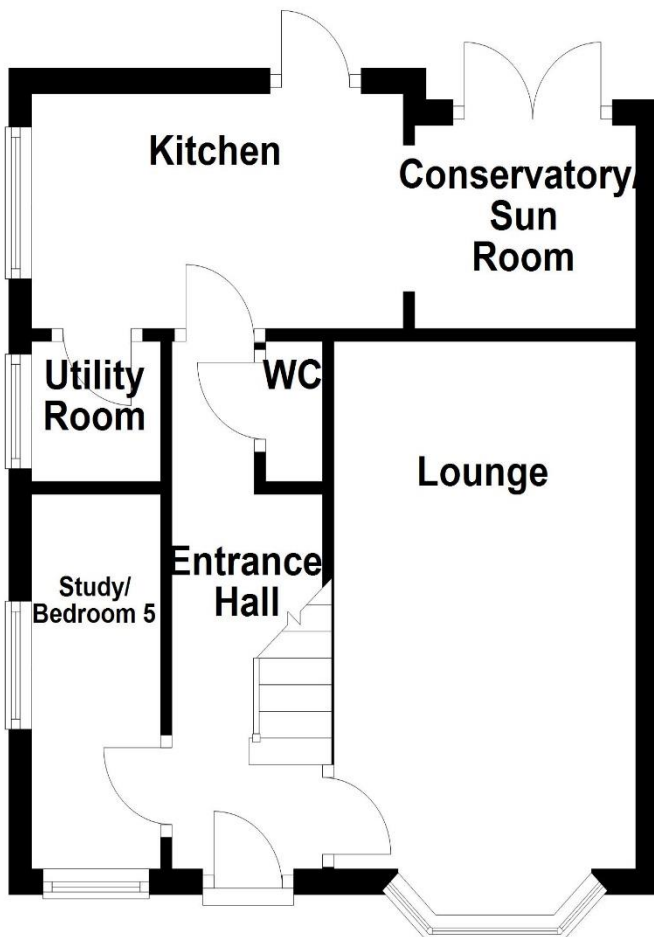
First Floor

Landing	
Bedroom One	11'11" x 10'2" (3.65m x 3.12m)
En-Suite Shower Room	
Bedroom Two	13'5" x 8'3" (4.09m x 2.54m)
Bedroom Three	10'4" x 8'7" (3.17m x 2.64m)
Bedroom Four	10'2" x 6'2" (3.12m x 1.90m)
Family Bathroom	

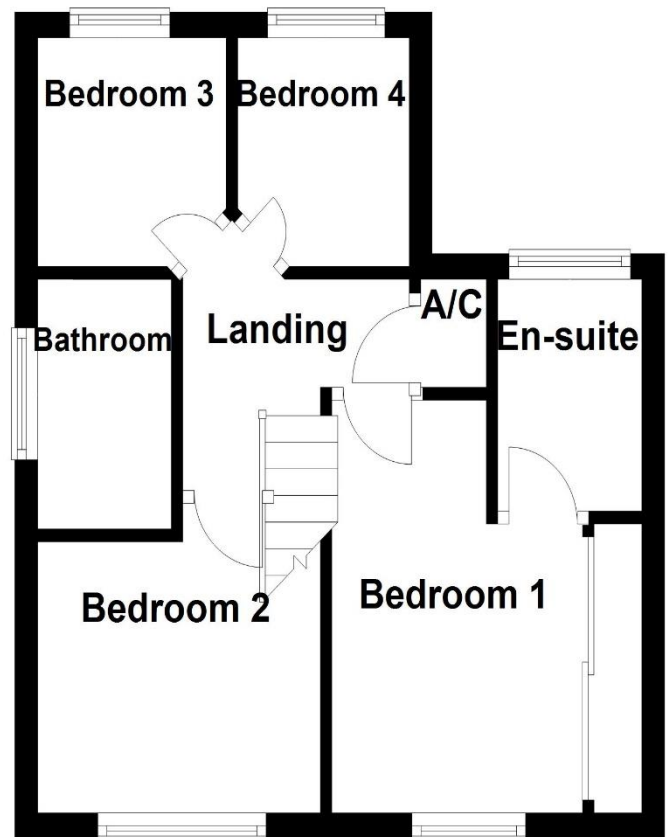
EPC RATING – B

Directions - From Coleford Town Centre head up Cinderhill, go straight over the mini roundabout, taking the next right into Hampshire Gardens, follow this road along into Lawdley Road, bear left, and the property can be found along on the left hand side.

Ground Floor



First Floor



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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.