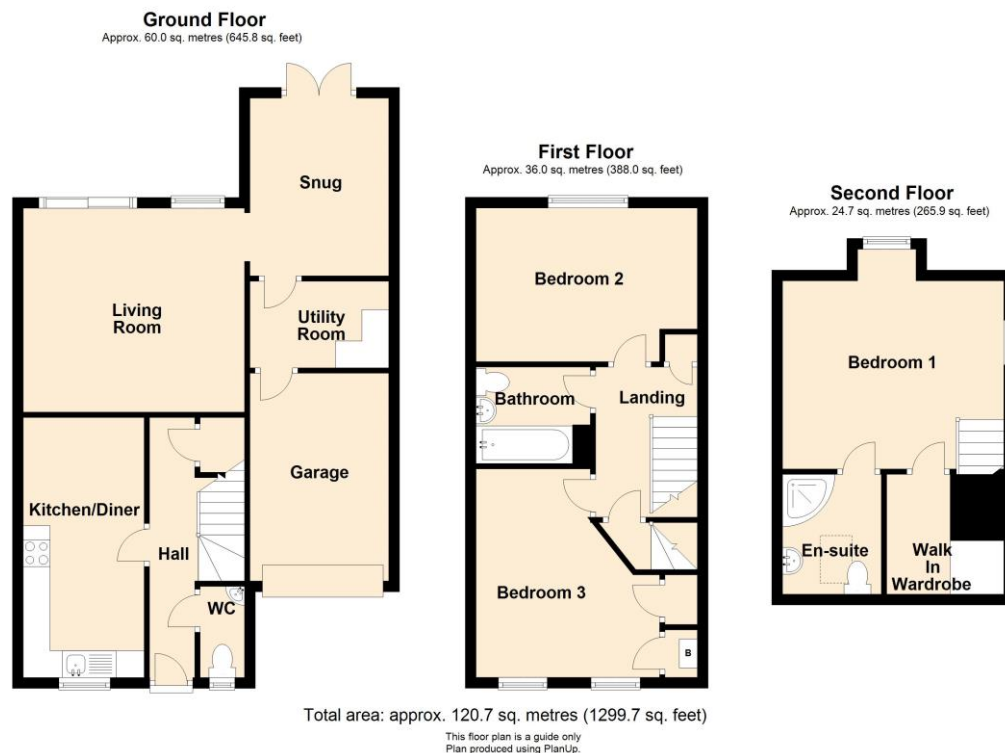




16 Alford Ridge Coleford Somerset BA3 5YJ

Guide Price £299,999

Built in 2003 by Newlands Homes, this beautiful semi-detached home is part of a small development in the popular Mendip Village of Coleford, with facilities many villages could only wish for and with one of the areas picturesque views at the rear. This home is priced to sell with no onward chain. There is an extension on the ground floor, with three double bedrooms, an en-suite shower room in addition to a family bathroom and downstairs WC (the main bedroom suite is a particular feature with its walk in wardrobe and en-suite). The kitchen is modern having been refitted in recent years, the living room has double doors to the garden and enjoying 'that' view, the extension could serve as a dining room, snug or playroom, and the garage has been neatly separated to make a utility room and garage store. There is a nearly new Worcester gas fired combination boiler and double glazed windows.



Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- 1229 Sqft Semi-Detached 2 ½ Storey House
- Countryside Location With Great Views Across The Rear
- Popular, Well Served Mendip Village
- Extended On The Ground Floor
- Modern Kitchen & Newly Installed Worcester Combination Boiler
- Three Double Bedrooms
- Main Bedroom With En-Suite & Walk In Wardrobe
- Living Room, Snug/Playroom, Utility Room & Garage Storage
- Double Glazed Throughout, Driveway Parking
- No Onward Chain

- Living Room 13' 6" (4.11m) x 12' 5" (3.78m)
- Kitchen/Diner 15' 1" (4.6m) x 7' 5" (2.26m)
- Snug 10' 10" (3.3m) x 8' 6" (2.59m)
- Utility Room 8' 8" (2.64m) x 5' 3" (1.6m)
- Garage 12' 9" (3.89m) x 8' 8" (2.64m)
- Bedroom Two 13' 5" (4.09m) x 9' 5" (2.87m)
- Bathroom 6' 1" (1.85m) x 5' 11" (1.8m)
- Bedroom Three 11' 8" (3.56m) x 11' 6" (3.51m) reducing to 7' 3" (2.21m)
- Bedroom One 13' 5" (4.09m) x 11' 5" (3.48m)
- En-Suite 7' 4" (2.24m) x 5' 10" (1.78m) with sloped ceiling



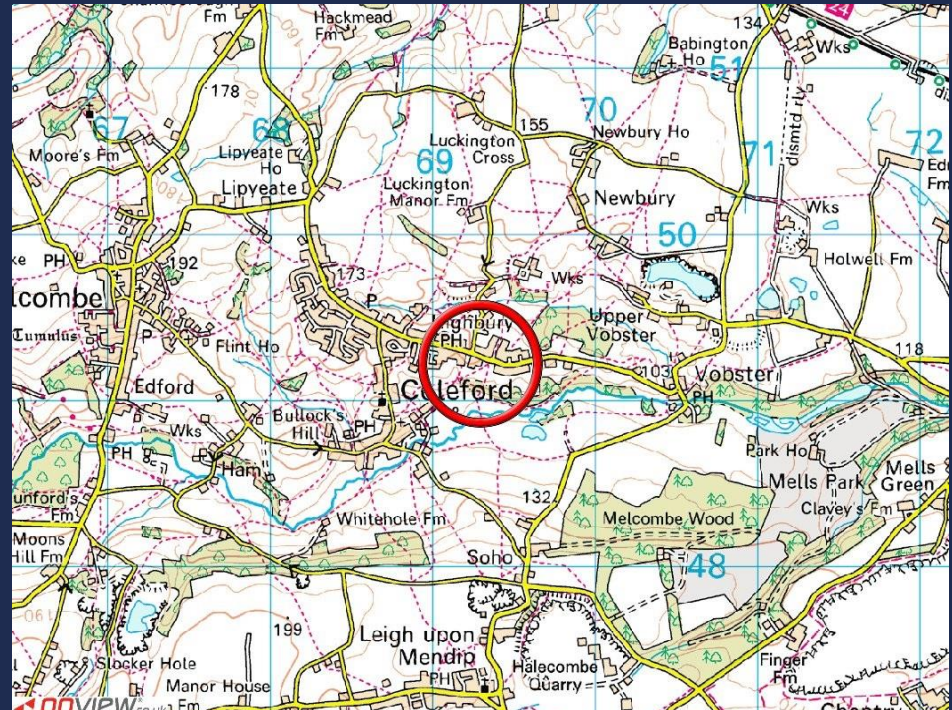
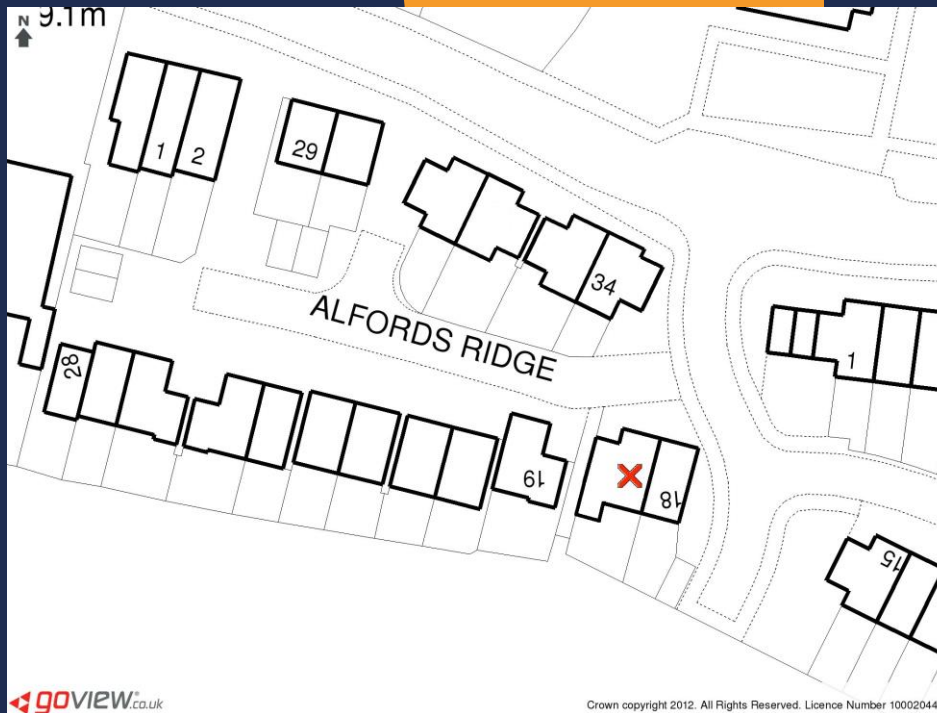
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Tenure is Freehold

All Main Services Are Connected

The Council Tax Band is C & is charged at £1948.79 for 2024/25



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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