



FREEHOLD

£304,950



3 NASH WAY, COLEFORD, GLOUCESTERSHIRE, GL16 8RQ

- THREE BEDROOMS
- DOWNSTAIRS W.C.
- GARAGE & OFF ROAD PARKING
- GAS CENTRAL HEATING
- ENTRANCE PORCH
- KITCHEN WITH UTILITY AREA
- GARDEN ROOM
- GARDENS
- DOUBLE GLAZING

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3 NASH WAY, COLEFORD, GLOUCESTERSHIRE, GL16 8RQ

KJT CINDERFORD ARE PLEASED TO OFFER FOR SALE AN IMMACULATELY MAINTAINED THREE BEDROOMED DETACHED HOME IN A POPULAR LOCATION CLOSE TO THE TOWN CENTRE OF COLEFORD. THE PROPERTY HAS COME TO THE MARKET FOR THE FIRST TIME SINCE IT WAS BUILT AND HAS BEEN LOVINGLY MAINTAINED BY OUR VENDORS AND PRESENTS A WARM AND WELCOMING HOME.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye Valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: cinema, post office, banks, library, shops, 2 supermarkets, pubs and restaurants. Primary and secondary schooling with further education, leisure centre (at the college campus) and two separate golf courses.

Entrance door to Porch with door to -

Hall: Radiator, stairs off.

W.C.: Two piece suite, radiator, tile splash-backs.

Lounge: 14' 0" x 10' 0" (4.26m x 3.05m), Window to front, attractive fireplace with gas fire, radiator, archway to -



Dining Room: 11' 3" x 8' 0" (3.43m x 2.44m), Radiator, open plan to -

Garden Room: 8' 10" x 6' 0" (2.69m x 1.83m), Double doors to garden, window looking towards patio.

Kitchen: 14' 0" (Max) x 8' 10" (4.26m x 2.69m), Fitted with wall and base units, sink unit, gas hob with hood over, double oven, radiator, larder cupboard, tiled splash backs, window to rear, attractive tiled floor.

Utility Room: 8' 0" x 5' 7" (2.44m x 1.70m), Sink unit, plumbing for washing machine and dishwasher, attractive tiled floor, breakfast bar, door to -



Door to -

Rear Porch/Seating Area: 6' 6" x 5' 5" (1.98m x 1.65m), Of glazed construction, tiled floor, radiator.

First floor stairs to -

Landing: Airing cupboard, loft access.

Bedroom One: 13' 0" x 9' 3" (3.96m x 2.82m), Window to front, fitted double wardrobe, radiator.

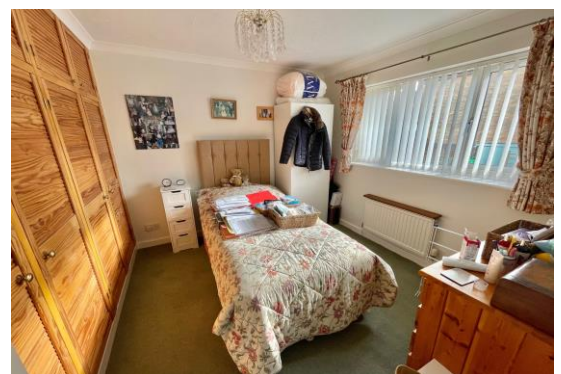
Bedroom Two: 9' 6" x 9' 0" (2.89m x 2.74m), Window to rear, fitted double wardrobes, radiator.

Bedroom Three: 9' 7" x 7' 0" (2.92m x 2.13m), Window to front, radiator, built-in cupboard.

Bathroom: Three piece suite, over-bath shower, window to rear, tiling to wall, radiator, shaver socket and light.

Garage: 15' 0" x 8' 4" (4.57m x 2.54m), Power and light, to the rear - door to lobby storage area leading to Utility Room.

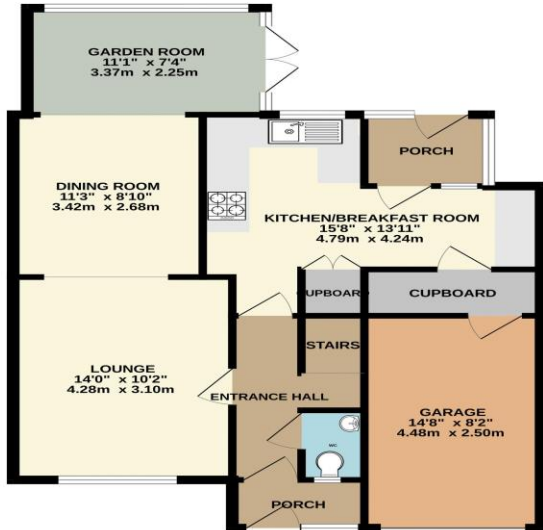
Outside: The front has a driveway to garage, lawn and herbaceous borders. There is side pedestrian access to the rear which is terraced and has patio area with water feature, easily maintained gardens with raised beds, gravelled pathways dotted with seasonal planting, upper patio, two garden sheds.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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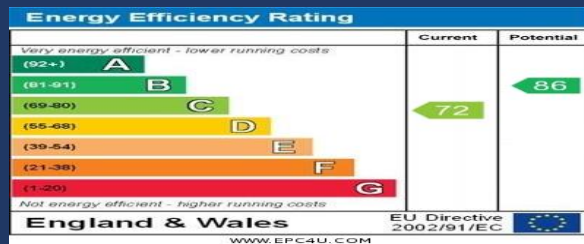
GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982