



**FREEHOLD**

**£265,000**



**23 THE PADDOCKS, COLEFORD, GL16 7PX**

- UPVC DOUBLE GLAZING
- CLOAKROOM
- KITCHEN
- THREE BEDROOMS
- GAS FIRED CENTRAL HEATING
- LIVING ROOM
- DINING AREA
- BATHROOM

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## 23 THE PADDOCKS, COLEFORD, GL16 7PX

A THREE BEDROOM MODERN MID TERRACE HOUSE IN A POPULAR LOCATION WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE. 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. A WIDER RANGE OF FACILITIES ARE ALSO AVAILABLE THROUGHOUT THE FOREST OF DEAN INCLUDING AN ABUNDANCE OF WOODLAND AND RIVER WALKS. ACCOMMODATION THE SEVERN CROSSINGS AND M4 TOWARDS LONDON, BRISTOL AND CARDIFF ARE EASILY REACHED FROM THIS AREA ALONG WITH THE CITIES OF GLOUCESTER AND CHELTENHAM FOR ACCESS ONTO THE M5 AND THE MIDLANDS.

### RECEPTION HALL :

Radiator, stairs to first floor and door to front.

**CLOAKROOM:** Close couple W.C, wash hand basin, radiator, window to front.

**LIVING ROOM:** 13' 10" x 12' 10" (4.21m x 3.91m), plus open understairs area. Radiator and window to front.

**KITCHEN:** 9' 10" x 7' 6" (2.99m x 2.28m), Base and eye level storage units, worktops space incorporating single drainer 1 ½ colour coordinated sink unit with hot and cold swivel tap over, fitted electric oven and grill, with four ring gas hob over, plumbing for automatic washing machine, space for fridge freezer, wall mounted new gas fired boiler (hot water and central heating, tiled splash backs and window to rear.

**DINING AREA:** 9' 10" x 7' 8" (2.99m x 2.34m), Radiator, French doors to rear and garden.



### STAIRS TO FIRST FLOOR LANDING:

Shelved airing cupboard with radiator, radiator, access to loft space.

**BEDROOM ONE:** 12' Max x 9' Fitted double wardrobe, radiator and window to front.

**BEDROOM TWO:** 10' 0" x 9' 0" (3.05m x 2.74m), Radiator and window to rear overlooking garden.

**BEDROOM THREE:** 7' 6" x 6' 10" (2.28m x 2.08m), Radiator and window to front.





**BATHROOM:** Three-piece suite comprising of panelled bath, Mira sport shower over, close couple W.C, pedestal wash hand basin, tiled splash backs, radiator, extractor fan and window to rear.

**OUTSIDE:** Garden with pedestrian access to front. Rear enclosed garden mainly laid to lawn with shrubs and pedestrian access to rear and single garage with light weight up and over door.

**SERVICES: MAINS WATER, DRAINAGE AND ELECTRICITY, TELEPHONE SUBJECT TO BT TRANSFER REGULATIONS.**

**PLEASE NOTE: THE HEATING SYSTEM, APPLIANCES WHERE STATED AND SERVICES, HAVE NOT BEEN TESTED.: ,**



**Directions: from Coleford office, take the 3rd exit on the roundabout to the traffic lights, go straight over and following on until you are leaving the houses and take the 1st turning right into Poolway Road and the property can be found on your right hand side with a for sale board.**

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.

**01594 833333**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**