



COLEFORD

Offers over **£265,000**



30 PROSPECT CLOSE

Coleford, Gloucestershire GL16 8DB



Semi-detached, three-bedroom home
Refurbished to a high standard throughout
Located in Coleford convenient to local school, shops and amenities

Situated in the heart of the Forest of Dean this stunning 3-bedroom semi-detached house embodies modern living at its finest. Meticulously refurbished to a high standard throughout, this property offers a perfect blend of comfort, style, and functionality.

Situated in the charming town of Coleford in the Forest of Dean. Coleford boasts a close-knit community and a welcoming atmosphere. Local amenities, including shops, schools, and essential services, are easily accessible, ensuring that daily needs are met with convenience.



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KEY FEATURES

- Newly renovated three-bedroom semi-detached family home
- Open plan kitchen/ dining room perfect for entertaining
- High quality finishings throughout and corner plot providing privacy and space
- Property available with no onward chain
- Located close to local schools, shops and amenities



STEP INSIDE



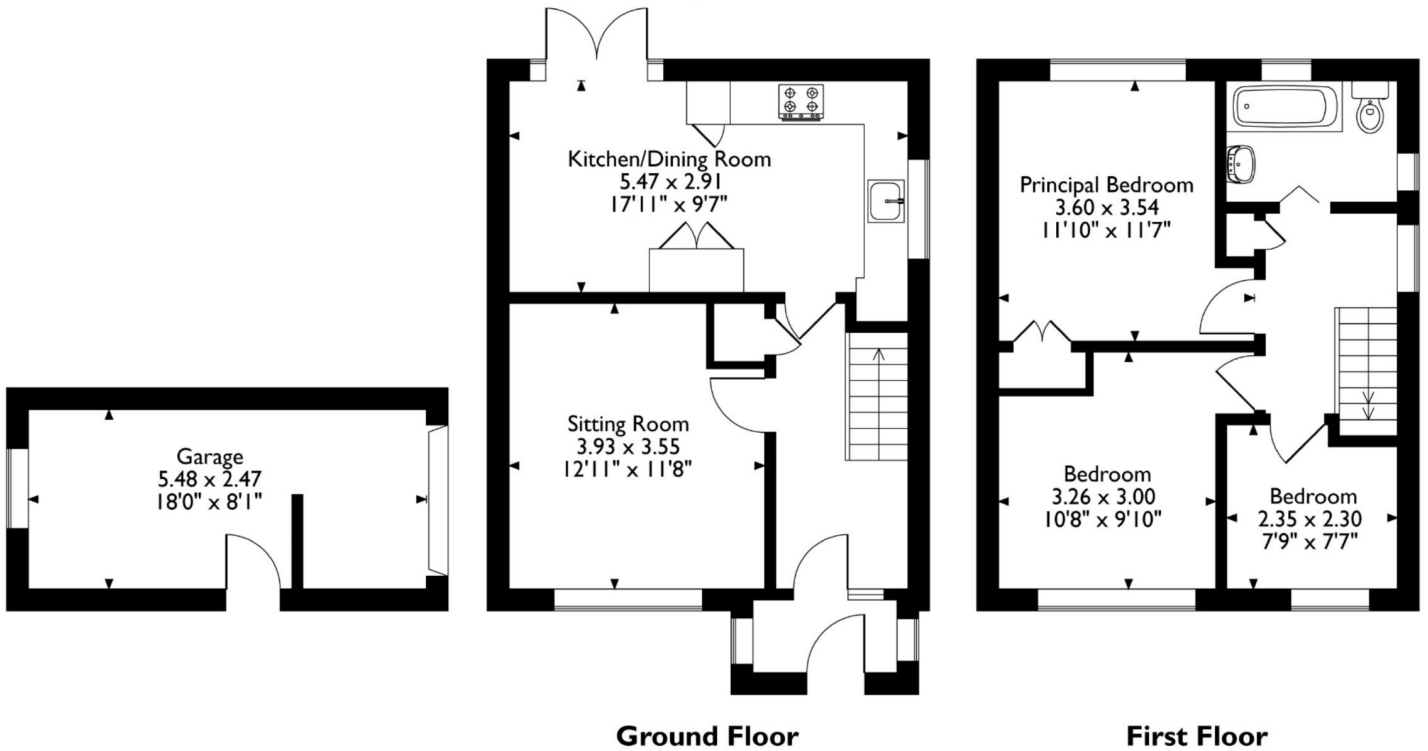
Step inside, and you'll be greeted by a warm and inviting atmosphere. The heart of the home is the contemporary kitchen dining room, a perfect space for entertaining and family gatherings.

The kitchen has been renovated and includes a variety of fitted appliances to include hob with extractor fan over, built in oven and grill, built in dishwasher and fridge freezer. Double doors lead out to the L-shaped garden, creating a seamless transition between indoor and outdoor living.

The property's thoughtful layout extends to the upper floor, where three well-appointed bedrooms offer ample space for relaxation. The modern design and attention to detail continue in the refurbished bathroom with a high-quality three-piece suite with overhead shower, providing a touch of luxury to your daily routine.

In summary, Prospect Close presents a wonderful opportunity to experience modern living in a beautifully refurbished semi-detached house. With its convenient location, high-quality finishes, and proximity to local amenities, this property is sure to make you feel right at home in the heart of Coleford.

Approximate Gross Internal Area
Main House = 79 Sq M/850 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 93 Sq M/1001 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

STEP OUTSIDE



As you approach the property, you'll notice its advantageous position on a corner plot, providing both privacy and a sense of space. A detached garage and off-road parking further enhance the convenience and accessibility of this home. The L-shaped rear garden is fully enclosed with a patio area and lawned area. A gate from the garden leads to the driveway and a door leads into the garage.

INFORMATION

Postcode: GL16 8DB
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From Coleford town centre, proceed to the traffic lights, continuing straight over on to Gloucester Road, take the first right turning on to Bells Place. Continue to the top of Bells Place turning right onto Prospect Close where the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		85
81-91	B		
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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