



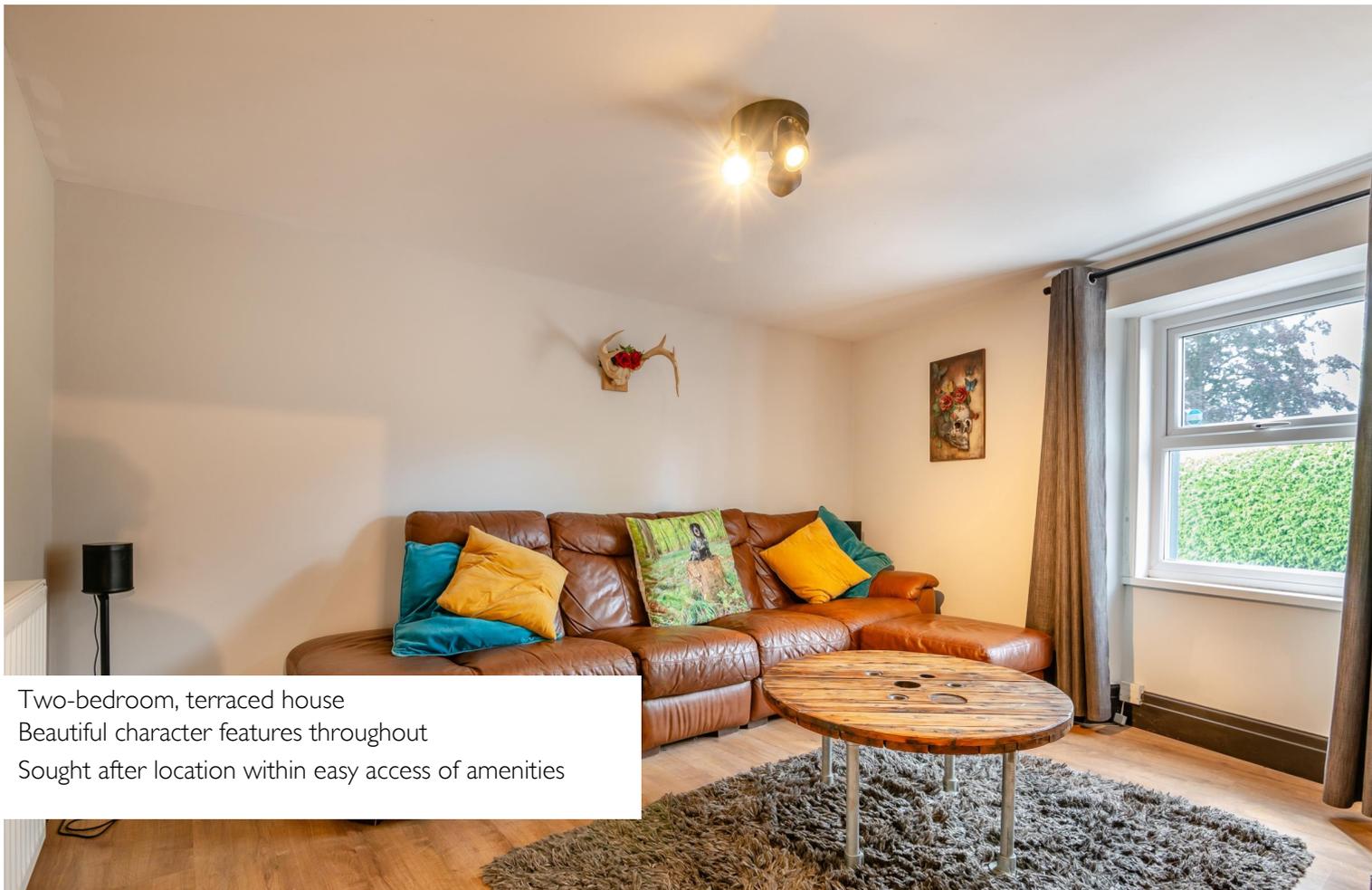
COLEFORD

Offers over **£220,000**



40 SPARROW HILL

Coleford, Gloucestershire GL16 8AT



Two-bedroom, terraced house
Beautiful character features throughout
Sought after location within easy access of amenities

Nestled in the heart of the Forest of Dean, Coleford is a charming market town rich in history and natural beauty. Known for its scenic landscapes and vibrant community, Coleford offers a peaceful and welcoming atmosphere. The town boasts a variety of amenities, including shops, cafes, and local markets, ensuring convenience for residents.

Upon entering the property, you are greeted into the dining room. This room features a fireplace, vinyl flooring, and stairs to the first floor, with access to the lounge and kitchen. The kitchen is fitted with modern appliances, including a sink with a mixer tap, and has space for a dishwasher and fridge/freezer. The lounge is a cosy space with another feature fireplace and large windows.

A key feature of the property is the large cellar, accessible via a spiral staircase from the kitchen. The cellar has two rooms with power, lighting, and radiators. With some work it could be used as additional living space such as a study, or games room.

Upstairs, the mezzanine landing serves as a stunning feature, allowing natural light to fill the space, making it bright and airy. Currently used as a study, the landing could also be converted into an additional bedroom.

The mezzanine landing leads to the bedrooms, garden, utility room, and bathroom. The main bedroom is bright with loft access and a large window, while the second bedroom has built-in storage and two windows. The utility room houses the Worcester combo boiler and has plumbing for a washing machine, leading to the bathroom. The bathroom is fully tiled with modern fixtures, including a rainfall shower over a P-shaped bath and programmable LED lighting.

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KEY FEATURES

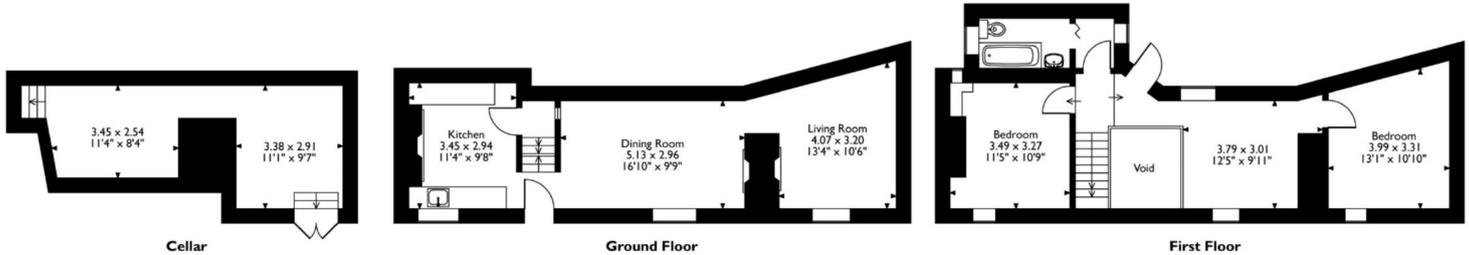
- Two-bedroom, end of terraced property
- Generous living accommodation with character features
- Two generous size reception rooms
- Cellar which could create extra living space
- Sought after location with easy access to local amenities
- Close to schools and transport links



Outside, the rear garden offers a private lawn area with steps leading to a built-in storage shed. The garden is fully enclosed, providing a peaceful outdoor space.



Approximate Gross Internal Area
118 Sq M/1271 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.

DIRECTIONS

From the Clocktower in Coleford town centre head up St. John Street and turn left onto Staunton Road then take the next right-hand turn onto Sparrow Hill where you will shortly find the property on the right hand side.



INFORMATION

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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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