



COLEFORD

Guide price **£290,000**



11 LAWDLEY ROAD

Coleford, Gloucestershire GL16 8SA



Three-bedroom, semi-detached home
Immaculately presented throughout
Within easy access to local amenities & schools

Nestled within the Forest of Dean, Coleford's bustling town centre, offering a diverse range of amenities. From independent shops and cafes to essential facilities such as a library and cinema, there's something for everyone.

Families benefit from the presence of both primary and secondary schools, while convenient bus connections ensure easy access to neighbouring villages and towns.



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KEY FEATURES

- Modern, semi-detached home
- Three bedrooms, one with ensuite
- Immaculately presented throughout
- Driveway with off road parking & garage
- Generous garden perfect for entertaining
- Within easy access to local amenities



STEP INSIDE



Upon entering, you are greeted by an entrance hall leading to the downstairs accommodation and stairs leading to the first floor.

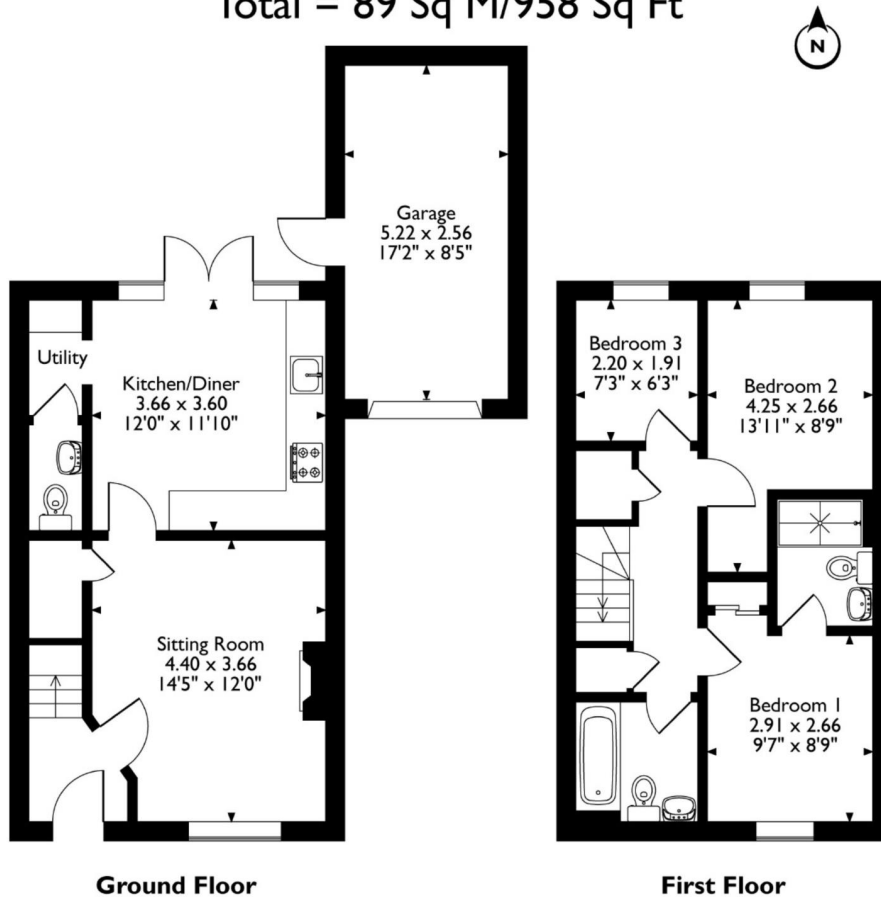
French doors open out onto the rear garden, perfect for entertaining family and friends.

The sitting room overlooks the front of the property and is a generous size which also then leads into the kitchen/dining room.

Adjacent to the kitchen is a convenient utility area with additional space for a washing machine. Completing the ground floor is a cloakroom featuring a close-coupled WC and pedestal wash hand basin.

The heart of the home lies in the well-appointed kitchen/dining room, equipped with an extensive range of base and eye-level storage units, and fitted appliances to include an oven, hob, and extractor hood, with plumbing for a dishwasher and space for a fridge freezer.

Approximate Gross Internal Area
 Main House = 76 Sq M/818 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 89 Sq M/958 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.

Ascending the stairs, you will find the three bedrooms and family bathroom.

The principal bedroom offers fitted double mirrored wardrobe, wall-mounted television point, and an ensuite comprising a Mira Sport shower cubicle, pedestal wash hand basin, and close-coupled WC.

Two additional well-appointed bedrooms provide comfortable accommodation.

The family bathroom includes a three-piece suite including a panel bath with shower via mixer tap, pedestal wash hand basin, and close-coupled WC.

The first-floor landing provides access to the loft space and ample storage options, including a tall storage cupboard and an over-stair deep storage cupboard.

STEP OUTSIDE



Outside, parking is provided for two vehicles in tandem, leading to a single garage with a lightweight up-and-over door, power, and lighting.

The rear garden offers a generous enclosed patio, ideal for outdoor entertaining, with steps leading down to a lawned area bordered by flower beds, offering lovely views from the patio.

INFORMATION

Postcode: GL16 8SA

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From the Clocktower in Coleford town centre follow the High Street to the roundabout where you will take the second exit straight over onto Cinder Hill. Take the first right onto Hampshire Gardens and follow the road turn right onto Lawdley Road. You will then find the property on your right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		90
B	(81-91)		
C	(69-80)	78	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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