



COLEFORD

Guide price **£250,000**



38 SPARROW HILL

Coleford, Gloucestershire GL16 8AT



Three-bedroom, end of terraced home
Beautiful character features throughout
Within easy access of amenities

Welcome to 38 Sparrow Hill, a charming and character-filled home located in the market town of Coleford. This delightful property offers a perfect blend of comfort and charm, making it an ideal choice for anyone seeking a characterful property in a sought-after location.

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.



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KEY FEATURES

- Three-bedroom, end of terraced property
- Generous living accommodation with beautiful character features
- Driveway with off road parking
- Private garden
- A short distance to town centre
- Sought after location



STEP INSIDE

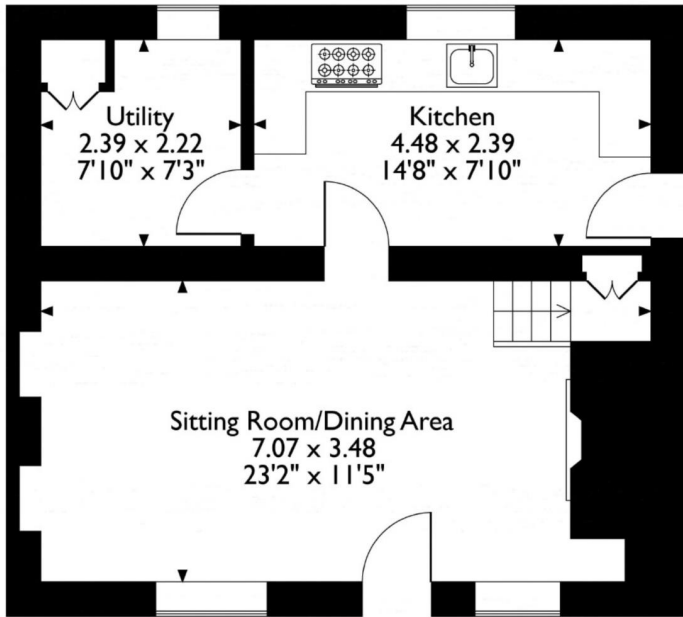


As you step inside, the kitchen is a generous size with wall and base units and fitted appliances and plenty of worktop space- a door from the kitchen leads into a utility space with space for washing machine and dryer.

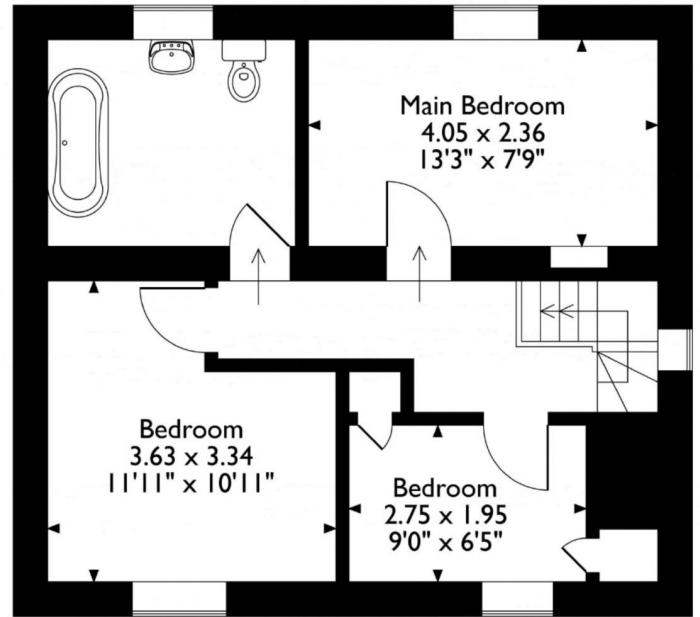
From the kitchen you step down into the open plan living and dining space, an original feature of this room is the beautiful stone fireplace which now has a good size wood burner perfect for sitting and relaxing in front of after a long day.

The room also has beautiful exposed beams and a door out to the front of the property.

Approximate Gross Internal Area 88 Sq M/948 Sq Ft



Ground Floor



First Floor

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.

The first floor comprises three inviting bedrooms.

The principal bedroom and second bedroom are both good size doubles and the third bedroom is perfect for guests or as a home office.

The floor is complete with a tastefully designed bathroom, with a modern three-piece suite with large bathtub with overhead shower.

STEP OUTSIDE



The private garden, which is laid to patio and includes a terraced seating area. This outdoor space is ideal for entertaining with family and friends there is also a lawned area which could potentially be turned into further parking if required, the property benefits from off-road parking.

38 Sparrow Hill is not just a house, but a home that exudes character and charm. With its thoughtful layout, character features, and desirable location, it offers a unique living experience in the heart of Coleford

INFORMATION

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





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 left hand side on the corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



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