



Victoria Road

Coleford, Gloucestershire, GL16 8DR

£250,000



This spacious three bedroom terraced property offers versatile accommodation arranged over three floors, together with a generously sized rear garden, raised decking area & a detached garage. The property presents an excellent opportunity for first-time buyers, families or investors looking for a home with plenty of potential.

The ground floor comprises a spacious open plan lounge/dining room, providing a flexible space for both relaxing & entertaining, with wood-effect flooring & a staircase leading to the first floor. To the rear is a fitted kitchen/breakfast room featuring a range of wood-effect wall & base units, ample worktop space & room for additional appliances.

The first floor offers a good-sized double bedroom & a family bathroom, while the second floor provides two further bedrooms, both benefiting from natural light & useful space within the roofline.

Outside, the property boasts a particularly generous, enclosed rear garden, predominantly laid to lawn with established shrubs, planted borders & a pathway leading towards the rear. A raised timber decking area provides an ideal space for outdoor seating, dining & entertaining during the warmer months. Further benefits include a detached garage to the rear of the property.

Offering generous accommodation, a substantial garden & excellent scope for personalisation, this property is well worth viewing to appreciate everything it has to offer.



Approached via UPVC double glazed front door into:

Entrance Porch:

4'0" x 3'1" (1.22m x 0.95m)

UPVC double glazed window to side aspect, double panelled radiator, tiled flooring, door to lounge/dining room.

Lounge/Dining Room:

20'6" x 11'5" (6.25m x 3.48m)

UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, two double panelled radiators, fitted bookcase, stairs to first floor landing, door to kitchen/breakfast room, TV point, wall lights.

Kitchen/Breakfast Room:

19'7" x 7'4" (5.97m x 2.26m)

Fitted with a range of base units & wall units, worktops, sink unit, tiled flooring, windows to rear aspect, thermostat for central heating, door to rear garden, breakfast bar, wall mounted Worcester gas boiler, space & plumbing for washing machine, extractor hood & light, radiator, walk in storage cupboard, power & lighting.

First Floor Landing:

9'4" x 2'5" (2.87m x 0.76m)

Stairs to second floor landing, doors to bathroom & bedroom, smoke alarm, UPVC double glazed window to the rear aspect, power & lighting, single panelled radiator.

Bedroom One:

11'8" x 10'9" (3.56m x 3.28m)

UPVC double glazed window to front aspect, TV aerial point, shelving, single panelled radiator, BT point.

Bathroom:

7'4" x 6'3" (2.24m x 1.93m)

A white suite comprising of panelled bath, W.C., wash hand basin, single panelled radiator, UPVC double glazed window to rear aspect, tiled walls, large cupboard with radiator.

Second Floor Landing:

UPVC double glazed window to rear aspect, doors to bedrooms two & three, smoke alarm, lighting.

Bedroom Two:

10'9" x 10'5" (3.30m x 3.18m)

UPVC double glazed door to the front aspect, laminate flooring, TV point, loft access, double panelled radiator.

Bedroom Three:

9'6" x 9'3" (2.92m x 2.82m)

UPVC double glazed window to the rear overlooking the gardens, double panelled radiator, power & lighting.

Outside:

To the front of the property is a gravelled garden area with a pathway leading to the entrance door, enclosed by traditional picket fencing.

To the rear is an impressive, generously sized garden, predominantly laid to lawn with a spacious decked seating area adjoining the property, ideal for outdoor dining & entertaining. A pathway extends the length of the garden, bordered by established shrubs & planting, leading to the detached garage at the far end. The garden is enclosed by timber fencing, offering a good degree of privacy.

Detached Garage:

22'8" x 11'1" (6.91m x 3.40m)

Door to front, power & lighting, rear courtesy door to gardens.



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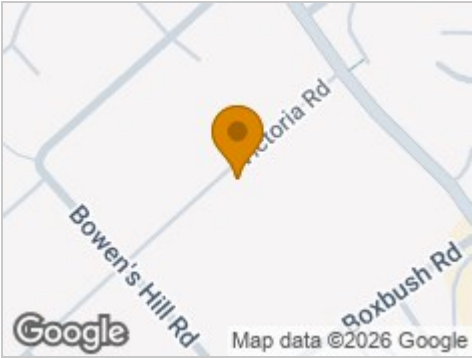
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Road Map



Hybrid Map



Terrain Map



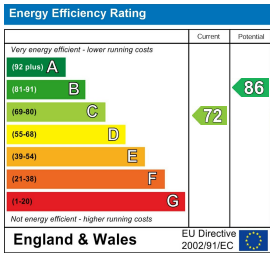
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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