



**FREEHOLD**

**£165,000**



**48 FAIRWAYS AVENUE, COLEFORD, GL16 8RJ**

- LIVING ROOM
- BEDROOM
- GARDEN

- KITCHEN
- SHOWER ROOM
- ONE PARKING SPACE

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# 48 FAIRWAYS AVENUE, COLEFORD, GL16 8RJ

## A ONE BEDROOM MID TERRACED STARTER/RETIREMENT HOUSE WITHIN WALKING DISTANCE FROM THE TOWN CENTRE.

### Accommodation:

**Living Room: 22' 6" x 11' 10" (6.85m x 3.60m)**  
22'6" (includes kitchen) x 11'10" Wood laminate floor, radiator, stairs to first floor, window to front.

**Kitchen:** Kitchen: Range of base and eye level storage units, with glass fronted display cabinets, worktop space incorporating single drainer stainless steel sink unit with hot and cold taps over, fitted electric oven and ceramic hob, radiator, fluorescent lighting window and door to rear.

**Stairs to First Floor Landing:** With Radiator.

**Bedroom: 13' 0" x 9' 0" (3.96m x 2.74m),** Two storage cupboards one of which is generous in size, radiator, window to front.

**Shower Room:** Mira sports shower cubicle, close couple WC, pedestal wash hand basin, shelved airing cupboard with hot water tank and electric immersion, radiator, window to rear.



**Outside:** Open plan garden area to front, enclosed garden to rear with shrubs and tree. (please note there is not a rear access from the back garden). One car parking space.

Services: All main services connected to the property. The heating system and services where applicable have not been tested

**VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.**



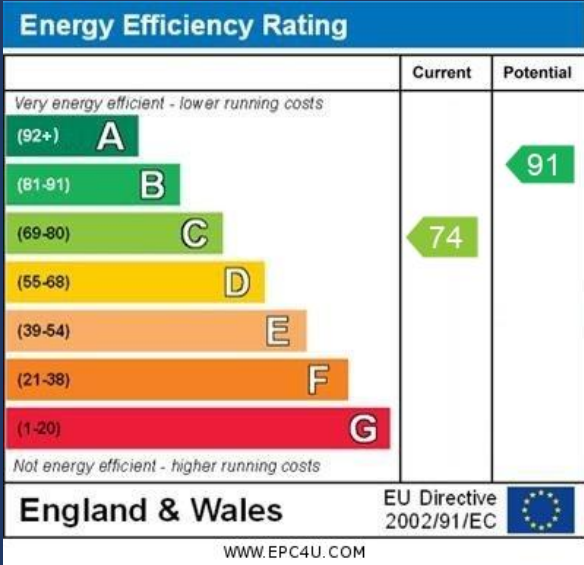




**DIRECTIONS:** From our Coleford office, take the 3rd exit off the clock tower and turn right at the traffic lights. Go past the low-level shopping area and take the first turning right into Fairways Avenue. The property can be found by following the numbers.

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 833333**



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