



FREEHOLD

£305,000



11 LAWDLEY ROAD, COLEFORD, GL16 8SA

- LIVING ROOM
- CLOAKROOM
- EN-SUITE
- PARKING FOR TWO MOTOR VEHICLES
- SINGLE GARAGE
- KITCHEN / DINING ROOM
- THREE BEDROOMS
- BATHROOM
- GARDEN
- WALKING DISTANCE OF THE TOWN CENTRE

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A THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THE MARKET TOWN OF COLEFORD AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE

RECEPTION HALL :

Radiator, coat hanging area, stairs to first floor, door to front.

LIVING ROOM: (3.61m x 4.46m Max) Feature wood laminate floor and multi fuel room heater on raised hearth, understairs storage cupboard, 2 radiators, window to front.

KITCHEN / DINING ROOM: (3.61m x 3.59m) Extensive range of base and eye level storage units, worktop space incorporating single drainer one and a half colour co-ordinated sink unit with hot and cold swivel tap over. Fitted electric oven, four ring electric hob and extractor hood. Plumbing for dishwasher, space for fridge freezer, ceramic tiled floor, radiator, French doors and windows to rear. LOBBY AREA with wall mounted concealed Potterton gas fired boiler (hot water and central heating), plumbing for automatic washing machine and worktop space, access too:

CLOAKROOM: With close coupled WC, pedestal wash hand basin, ceramic tiled floor, extractor fan and radiator.

STAIRS TO FIRST FLOOR LANDING: Access to loft space, spacious tall storage cupboard with shelves and hanging rail and an over stair deep storage cupboard, double power point on landing.



BEDROOM ONE: (2.65m x 2.9m) Radiator, wall mounted television point with power point, fitted double mirrored wardrobe, window to front.

EN-SUITE: Mira Sport shower cubicle, pedestal wash hand basin, close coupled WC, radiator, shaver point and extractor fan.

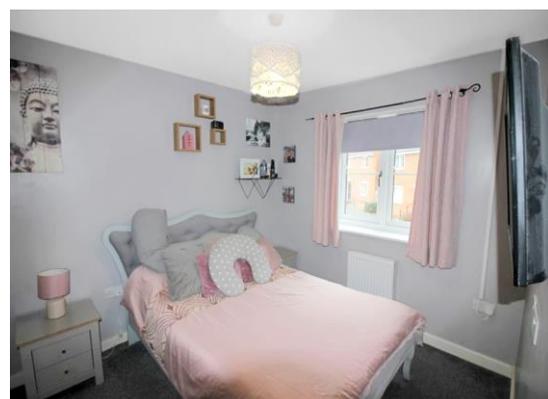
BEDROOM TWO: (2.61m x 3.04m) Radiator, window to rear with view.

BEDROOM THREE: (1.91m x 2.19m) Radiator, window to rear with view.

BATHROOM: Three piece suite comprising panel bath with shower via mixer tap over, pedestal wash hand basin, close coupled WC, radiator, extractor fan and window to front.



OUTSIDE: Parking for 2 motor vehicles in tandem leading to single garage with light weight up and over door, power, lighting and personal door to rear enclosed garden. Generous enclosed patio also accessed directly from the kitchen with steps down to a lawned area with flower bed, views from the patio.



Directions: From our Coleford Office, proceed up the High Street, over the mini-roundabout, take the first turning right in to Hampshire Gardens, follow through keeping to your left then turn left and the property can be found by the numbers on the left hand side.

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



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

PASSIONATE
ABOUT
Property
SINCE 1982