

Ivan Ho,

Highbury Street, Coleford, BA3 5NL

COOPER
AND
TANNER



£325,000 Freehold

3 2 1 EPC D

Description

A charming 1800s stone built, three-bedroom, semi-detached cottage, set in the village of Coleford.

The front door opens into a welcoming entrance hall which has stairs leading to the first-floor accommodation. On the right-hand side of the entrance hall and at the front of the home is the dining room, this room has plenty of natural light through a large bay window and is fitted with an attractive fireplace. Towards the rear of the house there is a spacious kitchen and lounge. The kitchen enjoys lots of natural light, a range of wall and base units and has space for free standing appliances and includes an in-set 'range' cooker. The lounge has a cosy feel with modern fireplace and ample space for soft furnishings. The room also benefits from a storage closet.

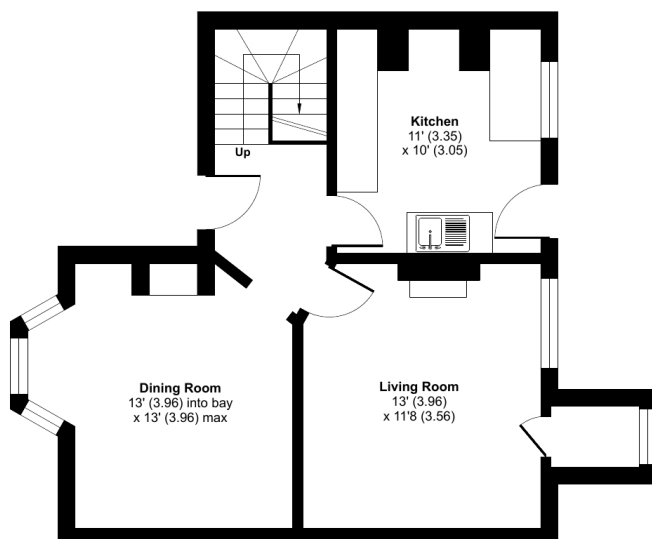
On the first floor, you are welcomed onto the landing which leads to the family bathroom offering an abundance of natural light, a shower, w.c. and a wash basin. The bedroom at the rear of the home is the master bedroom, it is a large double room, which enjoys an original feature fireplace. The second and third bedrooms are both good size doubles.

Externally, the front garden is laid to shingle and has space for a car to park. The rear of the property benefits from a large garden. Approximately 197 foot in length, in a low maintenance style. Including large shingle area with a selection of potting and equipment sheds, large patio area, lawn area and a wildlife area.

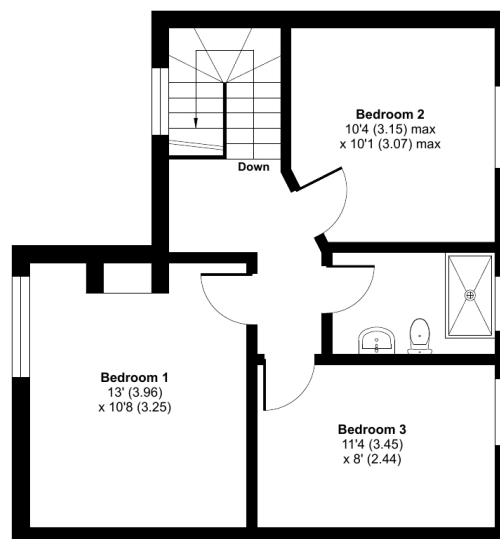
Highbury Street, Coleford, Radstock, BA3

Approximate Area = 987 sq ft / 91.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Cooper and Tanner. REF: 984508



Features

- Semi-detached cottage
- Three bedrooms
- Village location
- Large garden
- Close to amenities
- Character and charm throughout
- Potential to extend, subject to planning permission

Local Information

- Council Tax Band To be confirmed
- Tenure Freehold
- EPC Rating D

FROME OFFICE

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