

# Fairfield

Coleford, BA3 5PH

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AND  
TANNER



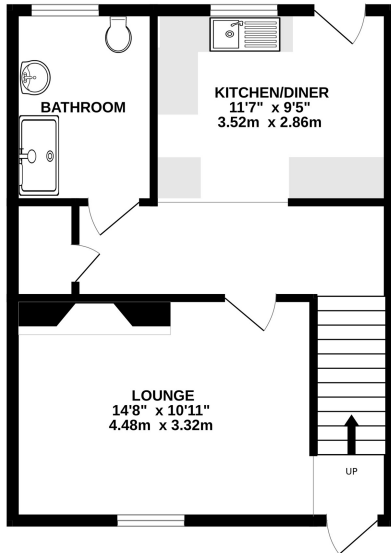
£199,500 Freehold

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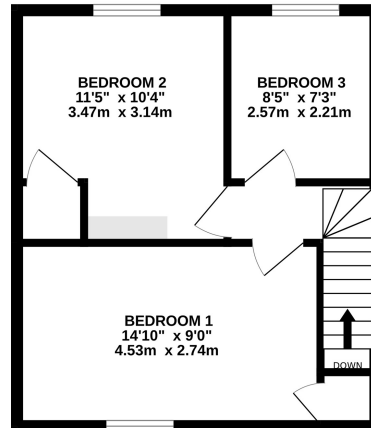
## Description

An end of terrace three bedroom family home in need of some updating but offering the potential to extend, subject to the necessary planning permissions being sought. The property enjoys good size gardens with views to the rear across neighbouring countryside and is located within this popular Mendip village, being offered for sale with no onward chain. In brief the accommodation comprises entrance hall with stairs rising to the first floor, sitting room with feature fireplace, kitchen/diner with a range of fitted wall and base units and a door leading to the garden, downstairs shower room and store area. To the first floor there are three bedrooms, two having built in cupboards.

GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Features

- End of terrace family home
- Potential to extend subject to planning
- Large gardens with views to the rear
- No onward chain
- Sitting room
- Kitchen/diner
- In need of some updating and sold as seen
- Three bedrooms
- Shower room
- Viewing recommended

## Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating D

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