

3 Lawrence Road

Coleford, BA3 5PU

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£389,950 Freehold

A spacious four bedroom detached family home situated on the ever popular Preachers Vale residential development. The home offers a lounge, dining room, kitchen, utility, cloakroom/WC, four bedrooms, en-suite shower room, family bathroom and electric central heating. There is an integral garage and fully enclosed rear garden which appreciates a south west direction. With easy access to local amenities this property is not to be missed.

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ACCOMMODATION

The downstairs accommodation comprises of an entrance hallway with stairs to the first floor and door leading to a lounge room with bay window and a well sized dining room which overlooks the rear garden. From the dining room is the kitchen and access to the utility room with door to the rear garden, and downstairs cloakroom/WC. The first floor accommodation comprises of four bedrooms and a family bathroom. The master bedroom contains an en-suite shower room and built-in wardrobes. The property is double glazed and has central heating which is powered by an air to water pump system, however, there is gas to the property.

OUTSIDE

Externally there is driveway parking to the front leading to the integral garage with a metal up-and-over door, power & light. To the rear is an enclosed garden with paved patio area abutting the rear of the property, mature flower beds and a Cherry Blossom tree, raised hard-standing for a former dog kennel run, outside tap. Gated side pedestrian access to front.

Council Tax Band 'D' - Mendip

LOCATION

Coleford is a large village situated on the Mells River in the Mendip Hills, five miles west of Frome. The village itself benefits from a Co-Op convenience store, doctors surgery, primary school, pharmacy, a village pub, and a British Legion Social Club.





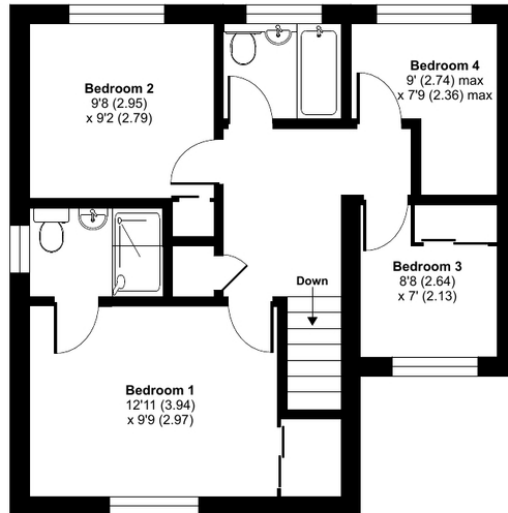
Lawrence Road, Coleford, Radstock, BA3

Approximate Area = 1035 sq ft / 96.1 sq m

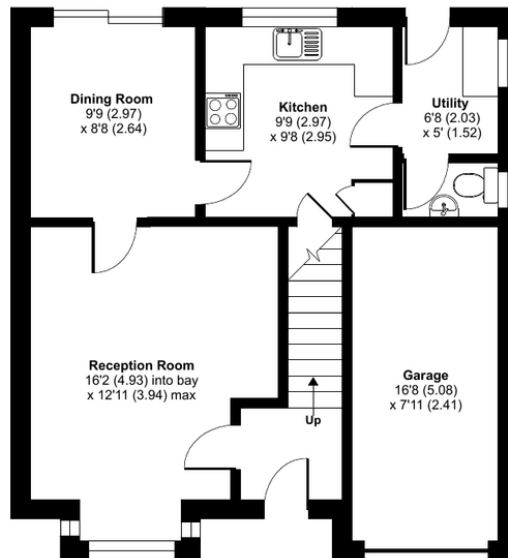
Garage = 126 sq ft / 11.7 sq m

Total = 1161 sq ft / 107.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 977084

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