

25 High Nash, Coleford, GL16 8HN

£199,950 Freehold

Semi-Detached Property • Requiring Modernisation • Three Bedrooms • Extensive Rear Garden • Two Reception Rooms • Close to Town Amenities • No Onward Chain

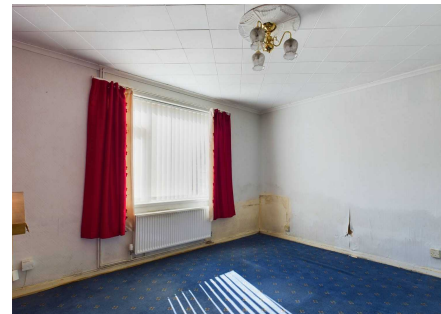
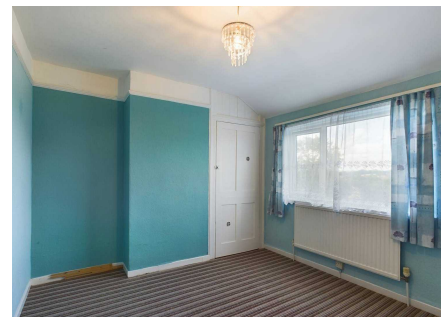


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Being offered for sale with No Onward Chain, this three bedroom semi-detached property would benefit from modernisation throughout and benefits two reception rooms and extensive gardens to the rear. The property is conveniently located for the Coleford town amenities and, with some updating, could provide an ideal family home.

The accommodation comprises a side porch and entrance hall with understairs pantry, cloakroom, kitchen, lounge and dining room. To the first floor are three bedrooms and a shower room.

Outside, to the front of the property is gated access with pathway leading to the side entrance porch and through to the rear garden. The front garden is laid to gravel. The rear garden incorporates a block-paved seating area, extensive lawned garden, timber shed and is enclosed by fenced and hedged boundaries

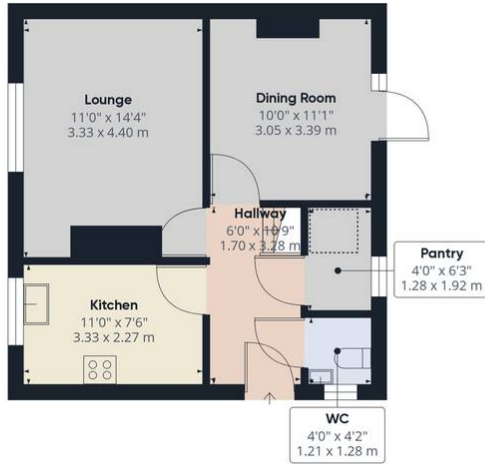


Council Tax band: B

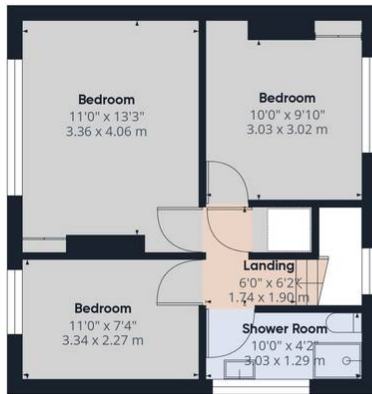
Tenure: Freehold

EPC Energy Efficiency Rating: C





Ground Floor



Floor 1

Approximate total area⁽¹⁾

863.48 ft²
80.22 m²

Reduced headroom

9.26 ft²
0.86 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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