



**FREEHOLD**

**£285,000**



**11 BELLS PLACE, COLEFORD, GL16 8BX**

- RECEPTION HALL
- KITCHEN / DINING ROOM
- SHOWER ROOM
- PARKING
- GARDEN

- LIVING ROOM
- THREE BEDROOMS
- CLOAKROOM
- GARAGE
- VACANT POSSESSION

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# 11 BELLS PLACE, COLEFORD, GL16 8BX

## A THREE BEDROOM DETACHED BUNGALOW CLOSE TO TOWN CENTRE AMENITIES WITH VACANT POSSESSION.

### RECEPTION HALL :

Radiator, access to loft space, door to side.

### LIVING ROOM: 13' 6" x 12' 6" (4.11m x 3.81m)

Radiator, window to front.

**KITCHEN / DINING ROOM:** 19' x 9' narrowing to 7'6 Base and eye level storage units worktop space incorporating single drainer 1 and a half stainless steel sink unit with hot and cold tap over open cupboard housing Valiant gas fired boiler (hot water and central heating), window and door to side.

**BEDROOM ONE:** 12' 10" x 10' 10" (3.91m x 3.30m), Radiator, window to rear

**BEDROOM TWO:** 10' 6" x 8' 9" (3.20m x 2.66m), Radiator, window to rear

**BEDROOM THREE:** 9' 0" x 9' 3" (2.74m x 2.82m), Radiator, window to side

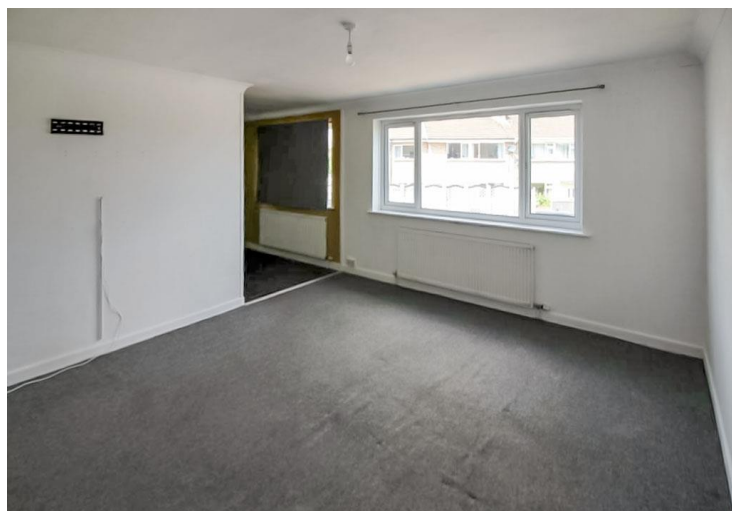


**SHOWER ROOM:** Comprising corner shower cubicle, vanity wash hand basin, close coupled WC, radiator, window to side.

**CLOAKROOM:** Close coupled WC, radiator, window to side.

**OUTSIDE:** Brick Pavia providing ample parking and turning area with generous car port and single garage. Pedestrian access to both sides of the property with split level low maintenance brick Pavia garden to rear

**SERVICES:** All mains. Gas central heating. Telephone subject to BT regulations. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**



**VIEWING: BY APPOINTMENT WITH THE OWNERS  
SOLE AGENTS.**



**DIRECTIONS: From the Coleford Office proceed to the clock tower and go straight over the traffic lights into Gloucester Road, take the first turning on the right into Bells Place then take the first turning right again and the property can be found in front of you with Our For Sale Board**

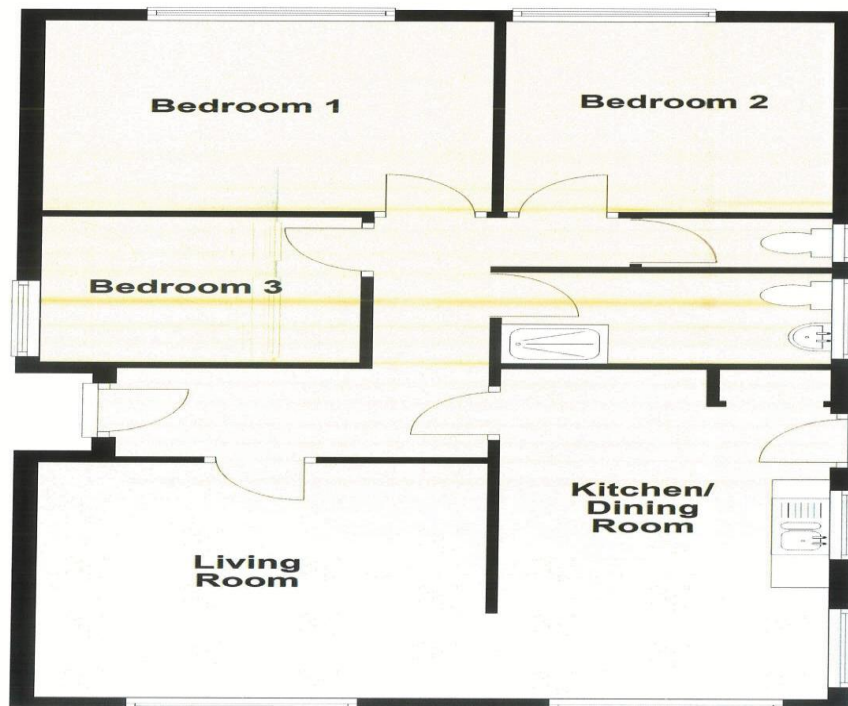
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 833333**

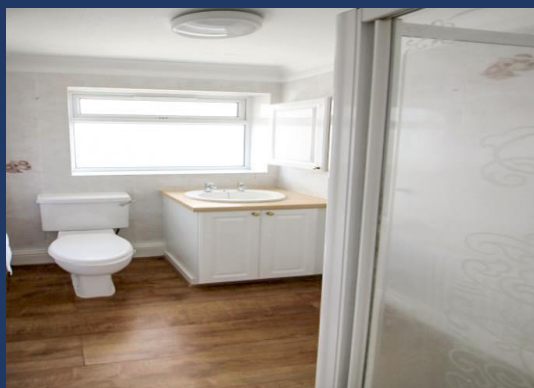


# Ground Floor

Approx. 80.9 sq. metres (870.6 sq. feet)



Total area: approx. 80.9 sq. metres (870.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982