



7 Blakes Way

Coleford, Gloucestershire, GL16 8EX

Offers In Excess Of £220,000



*****PERFECT FOR A FIRST TIME BUYER OR BUY TO LET INVESTOR***VIRTUAL TOUR AVAILABLE***VIEWING HIGHLY RECOMMENDED*** Dean Estate Agents are delighted to offer to the market this immaculately presented home with open plan kitchen/dining/lounge area which is fantastic for family living. Downstairs also benefits from a cloakroom and utility room. Upstairs offers two double bedrooms and family bathroom. There is a good size rear garden with a patio area with space for seating, AstroTurf and decking area to the back.**

The property is within walking distance of Coleford town centre where there are many amenities to include supermarkets, independent shops and cafes, cinema, library, doctors surgeries and both primary and secondary schools.



Approached via panelled front door into:

Entrance Hallway:

4'8" x 4'0" (1.43m x 1.24m)

Door to open plan lounge/dining/kitchen area, stairs to first floor, double panelled radiator, consumer unit, solar panel controls, BT point.

Open Plan Lounge/Dining/Kitchen Area:

26'6" x 10'2" (8.09m x 3.11m)

This spacious, well presented room offers a lounge area with space for seating, UPVC double glazed window to front aspect, double panelled radiator, power & lighting, understairs storage cupboard, TV point and smoke alarm, vinyl flooring.

The kitchen/dining area offers a range of base units, wall units and drawers, worktop, one and a half stainless steel sink with drainer unit and mixer tap, built-in oven and gas hob with cooker hood above, space for fridge/freezer, UPVC double glazed window to rear, double glazed door to rear garden, double panelled radiator, space for table & chairs, door to cloakroom/utility room, power & lighting, smoke alarm, vinyl flooring throughout.

Cloakroom/Utility Room:

9'5" x 3'2" (2.88m x 0.98m)

W.C., wash hand basin, tiled splashbacks, double panelled radiator, vinyl flooring, space and

plumbing for washing machine and tumble dryer, extractor fan, lighting, UPVC double glazed frosted window to rear aspect.

First Floor Landing:

6'10" x 6'0" (2.10m x 1.85m)

Doors to bedrooms and bathroom, loft access, double panelled radiator, power & lighting.

Bedroom One:

13'8" x 9'10" (4.18m x 3.00m)

UPVC double glazed window to rear aspect, built in storage cupboard with rails and shelving, double panelled radiator, power & lighting.

Bedroom Two:

13'8" x 9'7" (4.17m x 2.94m)

Two UPVC double glazed window to front aspect, built in storage cupboard with rails and shelving, double panelled radiator, power & lighting.

Bathroom:

6'5" x 6'5" (1.98m x 1.97m)

Panelled bath with shower over & glass shower screen, partly tiled, wash hand basin, W.C., vinyl flooring, extractor fan, double panelled radiator, lighting.

Outside:

The front garden is low maintenance and laid to gravel, there is a footpath leading to the front

door.

The rear garden includes a patio area with space for seating, AstroTurf area, steps up to a decking area and a shed. There is gated access from the rear garden to the side of the property.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

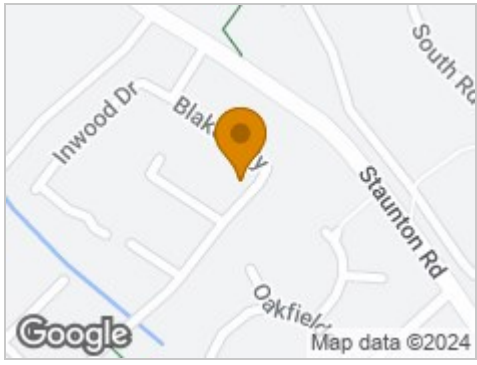
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



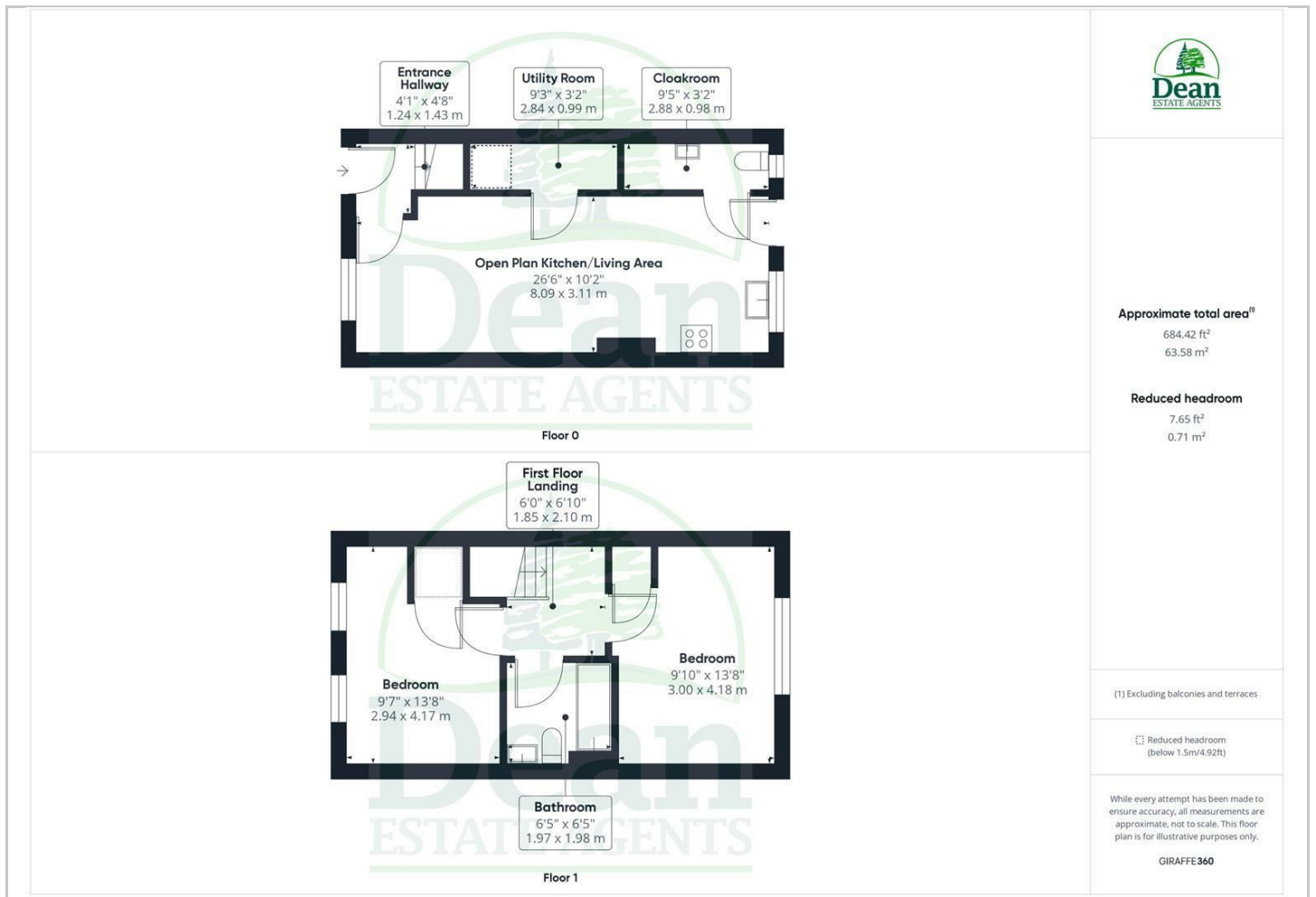
Hybrid Map



Terrain Map



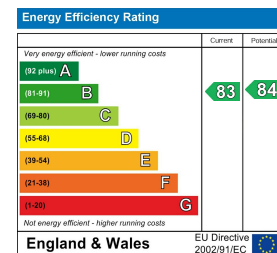
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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