



Halmar, Brecon Way

Edge End, Coleford, Gloucestershire, GL16 7EW

£299,950



*****VIRTUAL TOUR AVAILABLE***NO ONWARD CHAIN***VIEWING HIGHLY RECOMMENDED***** Dean Estate Agents are delighted to offer to the market this unique property with gorgeous views over the nearby countryside and woodlands. The bungalow sits on a quiet single track road where the only other traffic would be the neighbours (and maybe a sheep or two!) The layout takes full advantage of the views as the spacious lounge and ample dining room are situated at the front of the property, the dining room opens out onto a patio area and the front garden. There are then two bedrooms overlooking the rear garden, a wet room and a kitchen. There is off road parking for multiple vehicles and a single garage.

The detached bungalow is situated in Edge End near Coleford in the Forest of Dean. The bustling town of Coleford has many amenities to include independent shops and cafes, a library, supermarkets and schools. Around Edge End there are plenty of walks through the Forest of Dean and the Wye Valley.



Approached via UPVC double glazed front door into:

Entrance Hallway:

Loft access, radiator, telephone point, Honeywell thermostat, airing cupboard housing hot water tank, power and lighting, doors to lounge, dining room, bedrooms, wet room and kitchen.

Lounge:

UPVC double glazed window to front aspect, radiator, gas fireplace with wooden mantel, TV point.

Dining Room/Bedroom Three:

Double glazed double doors to front patio and garden, radiator, power and lighting.

Bedroom One:

UPVC double glazed window to rear aspect, radiator, power and lighting.

Bedroom Two:

UPVC double glazed window to rear aspect,

radiator, power and lighting.

Wet Room:

Electric shower, wash hand basin, W.C., part tiled walls, UPVC double glazed obscured window to rear aspect, extractor fan, lighting.

Kitchen:

A range of wall units, cupboards and drawers, worktop, space and plumbing for washing machine, space for fridge/freezer, tiled flooring, tiled splashbacks, one and a half sink with drainer, UPVC double glazed window to rear aspect, gas boiler, power and lighting, consumer box, radiator.

Garage:

Up and over door, power and lighting.

Outside:

The front of the property is accessed via a wooden five bar gate onto a driveway with space for multiple vehicles. The front garden

is full of mature plants and shrubs with a weaving gravel path in between, there is a patio area from the dining room with stunning views of the fields, woodlands and beyond. There is a pathway to the side of the property towards the rear, at the rear steps lead up to a decking area and patio, further

steps lead up to a lawned area and a greenhouse. There is a wooden gate leading to the side of the property where the driveway and the garage is.



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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.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

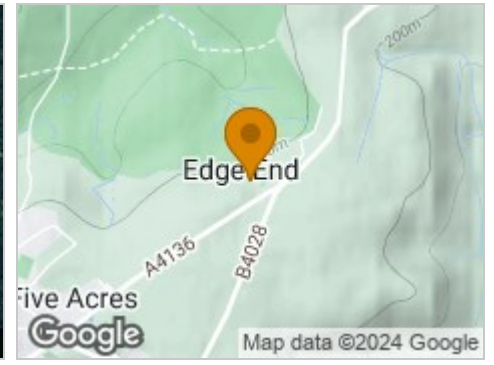
Road Map



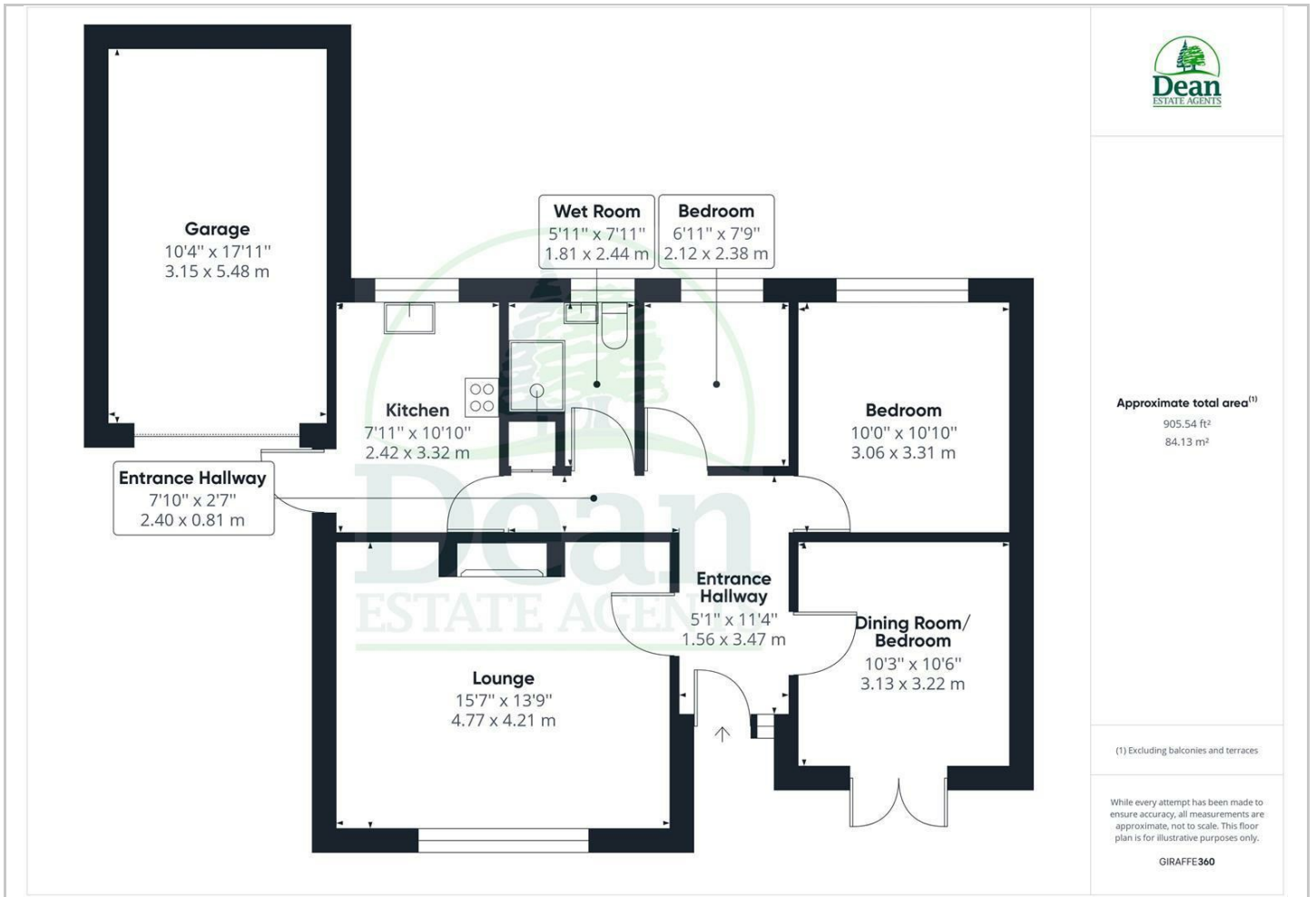
Hybrid Map



Terrain Map



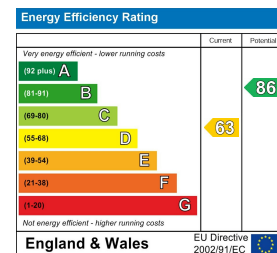
Floor Plan



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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