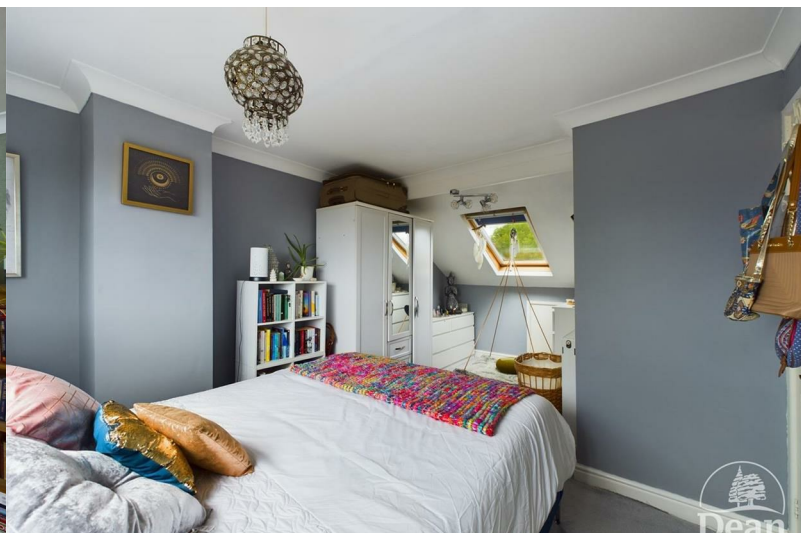




## 12 Park Road

Five Acres, Coleford, Gloucestershire, GL16 7QS

£280,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are thrilled to offer this beautifully presented semi-detached family home to the market.

The property benefits from a spacious lounge complimented with a wood burner fireplace, a modern storage-filled kitchen, and an entrance porch that also serves as a utility room, a separate dining room and a garden room that is ideally suited for use as a studio or home office.

The property comprises of four bedrooms, with two located on the ground floor alongside a shower room, while the other two are on the first floor, offering views of the property's grounds.

The plot is facilitated with spacious garden which is predominantly laid to lawn, along with sufficient off-road parking that leads to a garage providing extra storage space. The garden also boasts a level patio area, which is perfect for outdoor seating and entertaining with loved ones.

The property is situated near the Coleford town centre, where there are many amenities including independent shops and cafes, a library, a cinema, public houses, and supermarkets. There is a primary school and a secondary school within walking distance of the property.



Approached via a part-glazed front door into:

#### Entrance Porch/Utility Room:

12'4" x 4'11" (3.78m x 1.50m)

A radiator, power and lighting, tiled flooring, UPVC double glazed window to side aspect, space and plumbing for a washing machine, UPVC double glazed door to the rear garden, door to the entrance hallway.

#### Entrance Hallway:

13'8" x 8'5" (4.18m x 2.59m)

Two storage cupboards, a radiator, wood effect flooring, power and spotlights, stairs to the first floor landing, doors to two bedrooms, a shower room, a lounge, and a kitchen.

#### Shower Room:

6'5" x 5'5" (1.96m x 1.67m)

W.C., vanity unit with inset wash hand basin, step in shower cubicle with electric shower, tiled walls, tiled flooring, heated towel rail, UPVC double glazed frosted window to side aspect.

#### Lounge:

18'0" x 11'2" (5.49m x 3.42m)

UPVC double glazed window to the front aspect, fireplace with woodburner and tiled hearth, a radiator, power and lighting, TV point.

#### Kitchen:

11'8" x 9'3" : (3.56m x 2.84m :)

A range of base units, wall units and drawers, rolled edge worktop surfaces, kitchen island, one and a half bowl sink with drainer unit and mixer tap, an electric oven and hob

with an extractor hood over, space for a dishwasher, space and plumbing for a washing machine, a radiator, power and spotlights, UPVC double-glazed window to side aspect, opening to the dining room.

#### Dining Room:

10'1" x 8'1" (3.08m x 2.47m)

UPVC double-glazed window to rear aspect, a radiator, power and lighting; UPVC double-glazed French doors to side aspect leading to the rear garden.

#### Bedroom Two:

13'5" x 8'1" (4.10m x 2.48m)

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

#### Bedroom Three:

9'4" x 9'3" (2.85m x 2.83m)

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

#### First Floor Landing:

5'4" x 3'8" (1.64m x 1.13m)

UPVC double glazed window to front aspect, a radiator, power and lighting, doors to two bedrooms and the bathroom.

#### Bedroom One:

17'1" x 10'2" (5.21m x 3.12m)

UPVC double glazed window to front aspect, Velux window to rear, a radiator, power and lighting, eaves storage.

#### Bedroom Four:

16'2" x 5'5" (4.95m x 1.66m)

UPVC double glazed window to side aspect, a radiator, power and lighting, eaves storage.

#### Bathroom:

4'5" x 6'8" (1.36m x 2.04m)

W.C., a pedestal wash hand basin, tiled splashbacks, roll top bath, a radiator, Velux window to rear aspect, an extractor fan, lighting.

#### Outside:

The property is approached via double wooden gates giving access to the driveway, providing off-road parking, and a lawn area with herbaceous borders. To the side of the property is a garage and a garden room, which could be used as a studio or an office.

The rear garden comprises of a laid to lawn section, a patio area, and block-paved path to the utility/entrance porch, and is enclosed by panelled fencing.

#### Garden Room:

14'11" x 7'10" (4.57m x 2.39m)

UPVC double glazed French style doors and windows, power and spotlights, wood effect flooring.

#### Garage:

9'9" x 7'6" (2.99m x 2.31m)

Up and over door.



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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

**Floor 0 Building 1**

**Floor 1 Building 1**

**Floor 0 Building 2**

**Approximate total area<sup>(1)</sup>**

1341.97 ft<sup>2</sup>  
124.67 m<sup>2</sup>

**Reduced headroom**

69.29 ft<sup>2</sup>  
6.44 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

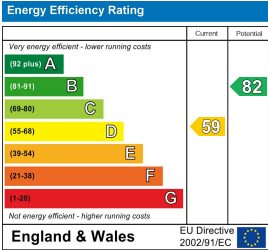
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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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