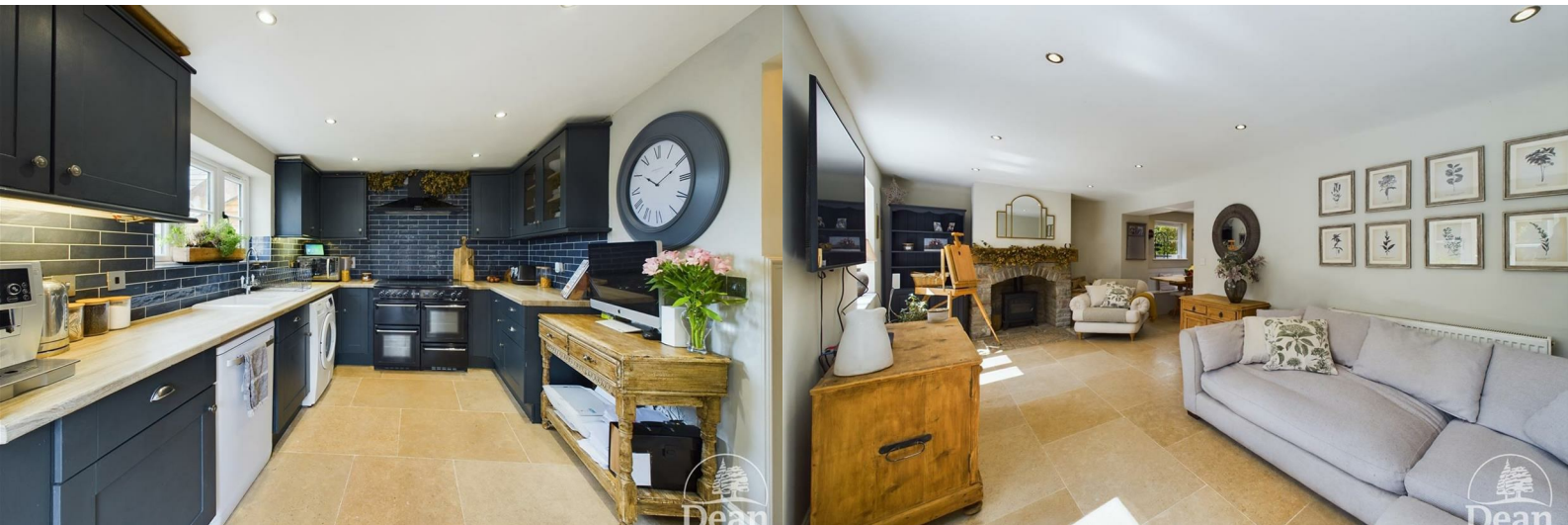




Box Cottage Chapel Walk

Edge End, Coleford, GL16 7EP

£425,000



*** VIRTUAL TOUR AVAILABLE*** Dean Estate Agents are pleased to offer this three bedroom, detached cottage now available, make this house your home! With character features and sky lights complimenting the whole property.

The home opens up to a spacious entrance hallway connecting the cosy lounge with a wood burner surrounded by stone, dining area, modern kitchen and downstairs bathroom. Upstairs leads to three bedrooms and a room designed to become a bathroom. Double glazed doors lead from the modern kitchen out to the rear garden. Greeted by a pebbled seating area with outdoor lighting that opens up to the lawned garden with a shed towards the back. This property is commended with off road parking on a quiet road.

The property is located a short distance from Coleford town and has many amenities to include independent shops and cafes, a cinema, a library, supermarkets, schools and transport links to the nearby towns and villages.



Approached via a side entrance:

13'5" x 12'5" (4.1m x 3.8m)

Entrance Hallway:

Modern composite front door. Tiled flooring and lighting.

Ground Floor Hallway:

13'5" x 20'4" (4.10m x 6.2m)

Stairs to first floor. Door to bathroom, kitchen, lounge. Tiled flooring and side/aspect, Lighting.

Lounge/Dining Room:

34'1" x 41'0" (10.4m x 12.5m)

With twin UPVC double glazed windows. UPVC double glazed sky light, Double panelled radiator, and BT point. Tiled flooring, Electric Fire with stone surround, Power and Lighting.

Ground Floor Bathroom:

18'0" x 37'8" (5.5m x 11.5m)

Fully tiled bathroom with bath and corner shower, W.C., Vanity wash-hand basin, Extractor fan, UPVC double glazed window, UPVC double glazed Velux window, Heated towel rail, Lighting.

Kitchen:

A range of base, wall and drawer units, Belfast 1.5 sink drainer unit, Space for rangemaster, Plumbing for washing machine, Plumbing for dishwasher, Extractor hood, Tiled flooring, Tiled splashbacks, Space for fridge/freezer, UPVC double glazed patio doors, Cupboard housing boiler, UPVC double glazed Velux window, Power and Lighting.

First Floor Landing:

6'11" x 20'0" (2.11m x 6.11m)

UPVC double glazed window, Smoke alarm, Lighting.

Bedroom One:

33'5" x 36'5" (10.2m x 11.10)

UPVC double glazed window, Double panelled radiator, Hanging rail, Power and Lighting.

Bedroom Two:

29'2" x 31'5" (8.9m x 9.6m)

UPVC double glazed window with far reaching views, Fitted wardrobes, Double panelled radiator, TV point, Power and Lighting, Loft access.

Bedroom Three:

28'10" x 26'6" (8.8m x 8.10m)

UPVC double glazed window, Double panelled radiator, Power and Lighting.

Cloakroom:

16'9" x 13'5" (5.11m x 4.11m)

An unfinished bathroom currently with a W.C and lighting, work being done currently.

Outside:

Parking to the rear, there is a gravelled seating area accompanied by an outside tap and outside power point. leading from the kitchen patio doors onto the mainly laid to lawn with a range of flower borders. To the edge of the garden there is an outside shed for further storage.



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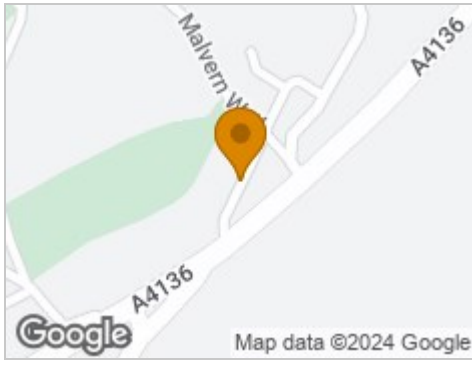
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



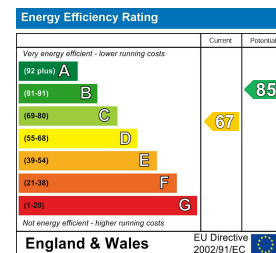
Floor Plan



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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