



Bramble Cottage Beech Well Lane

Edge End, Coleford, GL16 7HA

£399,950



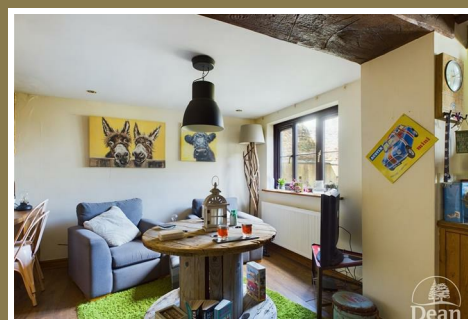
*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are pleased to offer this detached cottage with featured wooden beams, a well presented garden and separate dining room for a cosy but spacious family home.

The cosy lounge has access to the garden letting in a great amount of natural lighting. The kitchen offers plenty of storage with open access to the spacious dining room. There are three bedrooms, the master bedroom comprises of a three piece ensuite.

To the front of the property there is off road parking for two. The property is located on a no through road and is accessed by a path through the front garden leading to the front door.

The mainly laid to lawn garden has a shed and stone flower bed walls. There is a stoned patio area as you reach the property.

The property is situated a small distance from Coleford town centre, with all the necessary amenities nearby including a super markets, public houses, schools and doctor surgery.



Approached via front door into:

Lounge:

10'6" x 17'10" (3.22m x 5.44m)

Two double panelled radiator, wood burner, access to front garden, door to upstairs, double glazed UPVC windows, door to entrance hallway

Entrance Hallway:

Doors to bathroom, kitchen and dining room.

Kitchen:

15'4" x 6'0" (4.69m x 1.83m)

A range of drawers, base units and wall units, combi boiler, space and plumbing for washing machine, space for dishwasher, electric hob and oven, UPVC window, extractor hood, Belfast and butler sink.

Dining Room:

17'3" x 12'7" (5.28m x 3.84m)

Double glazed UPVC windows, TV point, built in units.

Ground Floor Bathroom:

7'3" x 8'9" (2.22m x 2.68m)

Double panelled radiator, W.C, wash hand basin, panelled bath with shower over, extractor fan.

First Floor Landing:

Doors to all bedrooms.

Bedroom One:

17'7" x 9'9" (5.37m x 2.99m)

Double panelled radiators, built in double wardrobe, door to en-suite, TV and telephone points, two windows.

En-Suite:

8'3" x 2'5" (2.53m x 0.76m)

Electric shower, vanity unit with inset wash hand basin, window, W.C..

Bedroom Two:

10'7" x 9'11" (3.25m x 3.03m)

Feature fireplace, single panelled radiators, two large storage cupboards.

Bedroom Three:

7'8" x 10'0" (2.34m x 3.05m)

Built in cupboard storage, one double panelled radiator, one single panelled radiator.

Garage:

Outside:

To the front of the property there is off road parking for two vehicles.

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and is accessed by a path through the front garden leading to the front door.

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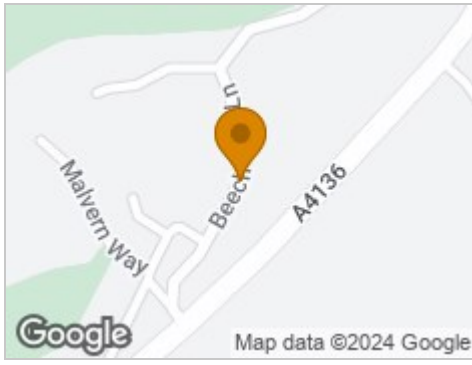
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval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

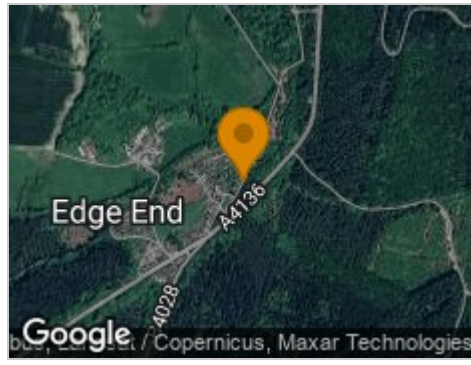
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



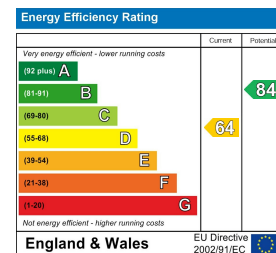
Floor Plan



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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