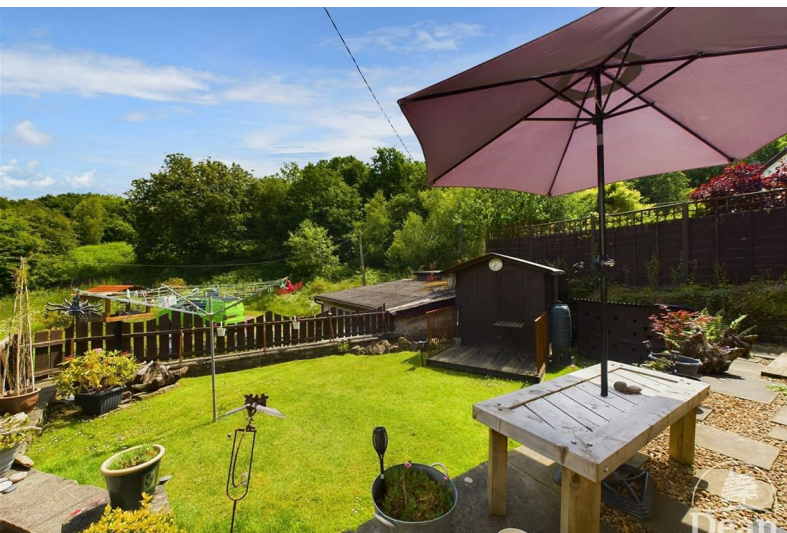




Bramble Cottage Beech Well Lane

Edge End, Coleford, GL16 7HA

£385,000



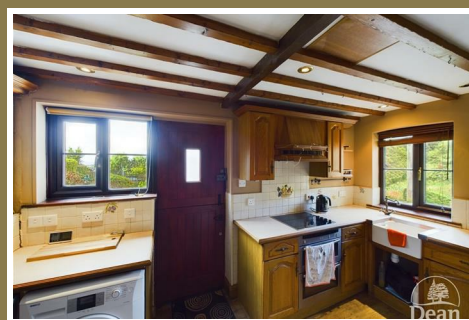
*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are pleased to offer this detached cottage with featured wooden beams, a well presented garden and separate dining room for a cosy but spacious family home.

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 to the first floor with the master bedroom comprises of a three piece ensuite and a modern family bathroom.

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

This property is conveniently located just a short distance from Coleford town centre, where essential amenities such as supermarkets, pubs, schools, and a doctor's surgery can be found.



Approached via front door into:

Entrance Hallway:

Doors to the bathroom, kitchen and dining room.

Lounge:

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

Two double panelled radiator, a feature wood burner, access to the front garden, door to the first floor, double glazed UPVC windows.

Kitchen:

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

A range of drawers, base units and wall units, a combi boiler, space and plumbing for a washing machine, space for a dishwasher, an electric hob and oven, UPVC window, an 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 storage units.

Ground Floor Bathroom:

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

A double panelled radiator, W.C, wash hand basin, a panelled bath with a shower over, an extractor fan.

First Floor Landing:

Doors to all bedrooms and bathroom.

Bedroom One:

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

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

En-Suite:

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

An electric shower, a vanity unit with inset wash hand basin, window, W.C..

Bedroom Two:

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

Feature fireplace, a 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:

Up and over door.

Outside:

To the front of the property there is off road parking

for two vehicles.

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.

4 x spots
1 x new pendant
Fixed spur

Fixed lighting switching for kitchen & dining

New switches

New rcbo consumer unit with, surge, Replaced 5ft batten in garage, Test and inspected, Certification 21/10/2024



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

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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.

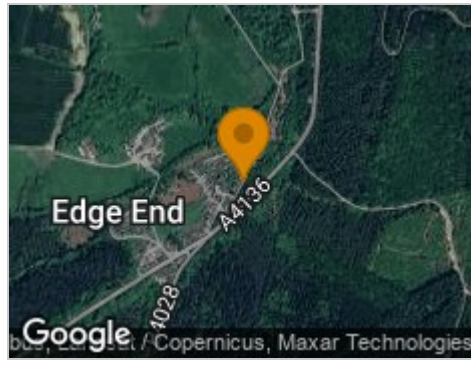
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



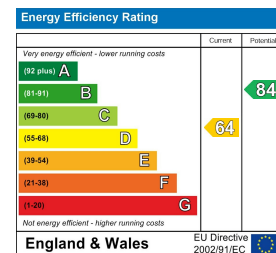
Floor Plan



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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