



1 Smithy Close

English Bicknor, GL16 7PJ

£210,000

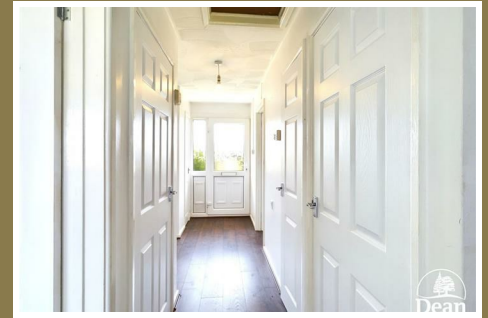
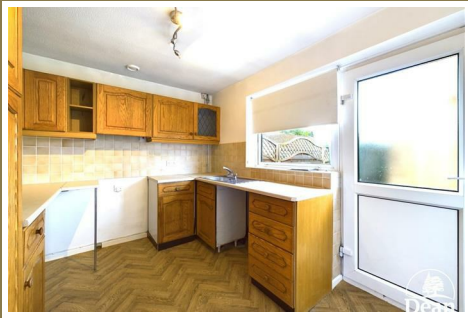


*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are delighted to present this beautifully maintained detached bungalow to the market, located in the highly desirable area of English Bicknor, Coleford.

This bungalow boasts a generous lounge, a kitchen/dining room with plentiful storage options, two large double bedrooms, and gardens at both the front and back of the property, which have been well kept. Furthermore, the property offers designated off-road parking.

A pathway at the front of the property leads to the entrance, accompanied by lawned to lawn sections on both sides and enclosed by a private fence surrounding the home.

The rear garden is mainly laid to lawn and includes a seating area, perfect for entertaining friends and family. Additionally, there is a storage shed that houses the oil boiler, oil tank, and a separate garden shed



Approach via front door into:

Entrance Hallway:

Fitted storage space, an airing cupboard, a radiator, power and lighting, door to the lounge.

Lounge:

13'6" x 18'0" (4.14m x 5.50m)

UPVC double glazed window to the front, a radiator, power and lighting and a TV point.

Kitchen:

8'5" x 10'7" (2.59m x 3.25m)

UPVC double glazed window to the rear, a range of wall units, base and drawer units, space and plumbing for a washing machine, space for an oven, space for a fridge /freezer, a radiator, power and lighting, rear aspect UPVC double glazed frosted door leading out to the garden.

Bedroom One:

8'11" x 10'5" (2.72m x 3.20m)

UPVC double glazed window, a radiator, power and lighting, an electrical consumer unit.

Bedroom Two:

6'9" x 10'5" (2.08m x 3.20)

UPVC double glazed window, a radiator, power and lighting.

Bathroom:

6'0" x 5'4" (1.85m x 1.65m)

UPVC double glazed frosted window, W.C, a wash hand basin, panelled bath with a shower over, an extractor fan, heated towel rail, lighting.

Outside:

At the front of the property, a pathway leads to the entrance, surrounded by lawned areas on either side and bordered by a fenced pathway around the home. The rear garden is primarily laid to lawn and includes a seating area, ideal for gatherings with friends and family. There is also a storage shed that accommodates the oil boiler, oil tank, and a separate garden shed.

Boiler Room:

6'9" x 3'6" (2.06 x 1.09)

A brick outside storage area housing the boiler.



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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.

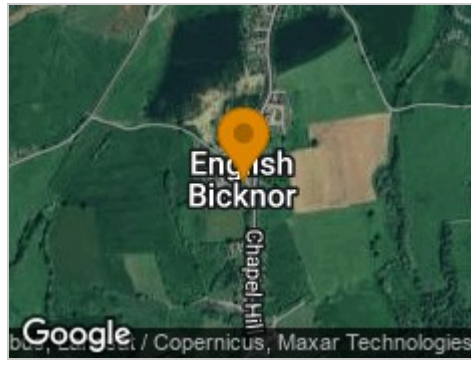
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



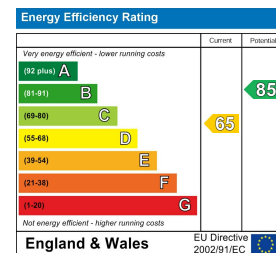
Floor Plan



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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