



## 11 Boxbush Road

Coleford, GL16 8DN

£480,000

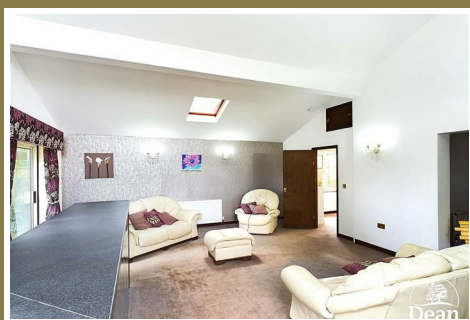
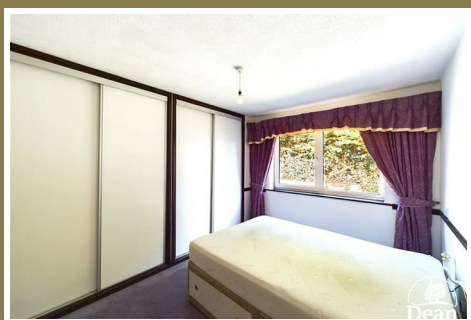




\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are pleased to offer this sizable detached bungalow with modern features to the market.

The bungalow offers character features from the very beginning. The property is approached by a pathway leading through the laid to lawn front garden into the entrance porch, large lounge with double patio doors to the garden letting in natural light, a storage filled kitchen with two rear facing windows, a dining room, office space, four double bedrooms, two accompanied by ensuites and a great laid to lawn garden to the front and rear of the property.

The bungalow is situated a short distance from Coleford town, benefiting from many local amenities such as pharmacies, doctors surgeries, a library, independent shops and cafes, supermarkets, and a cinema!



#### Lounge:

18'4" x 23'8" (5.60m x 7.22m)

UPVC double glazed front door, UPVC double glazed windows, velux window, double panelled radiator, smoke alarm, power and lighting.

#### Office:

11'10" x 17'1" (3.62m x 5.23m)

A single panelled radiator, UPVC double glazed window, BT point, power and lighting.

#### Kitchen:

12'11" x 16'0" (3.95m x 4.89m)

A range of base, wall and drawer units, one and a half bowl sink drainer unit, a range master oven, an extractor fan, space for a fridge/ freezer, plumbing for a dishwasher, tiled flooring, UPVC double glazed window, power and lighting.

#### Dining Room:

7'4" x 11'0" (2.25m x 3.36m)

Gas fire, double panelled radiator, lighting.

#### Utility Room:

7'4" x 8'2" (2.25m x 2.49m)

Stainless steel sink drainer unit, ideal boiler, plumbing for a washing machine, single panelled radiator, lighting.

#### Ground Floor Landing:

5'11" x 7'8" (1.81m x 2.36m)

Single panelled radiator, storage cupboards, loft access.

#### Bedroom One:

11'2" x 13'4" (3.42m x 4.07m)

UPVC double glazed window, single panelled radiator, fitted wardrobe, power and lighting, door to the ensuite.

#### Ensuite:

7'6" x 5'0" (2.30m x 1.53m)

ensuite: corner step in shower, a vanity sink unit, W.C, heated towel rail, UPVC double glazed window, shavers socket, lighting, fully tiled.

#### Bedroom Two:

11'0" x 11'7" (3.37m x 3.54m )

UPVC double glazed window, double panelled radiator, velux window, power, lighting, door to Jack & Gill style ensuite.

#### Jack & Gill Ensuite:

6'5" x 8'7" (1.98m x 2.63m )

Pedestal sink, W.C, heated towel rail, velux window, an extractor fan, lighting.

#### Bedroom Three:

14'3" x 8'7" (4.35m x 2.63m)

UPVC double glazed window, fitted wardrobes, single panelled radiator, power and lighting.

#### Bedroom Four:

8'11" x 11'9" (2.73m x 3.60m)

UPVC double glazed window, double panelled radiator, velux window, power and lighting, door to Jack & Gill ensuite.

#### Bathroom:

5'11" x 11'0" (1.81m x 3.36m)

P shaped bath with shower over, a glass shower screen, vanity sink unit, W.C, heated towel rail, UPVC double glazed window.

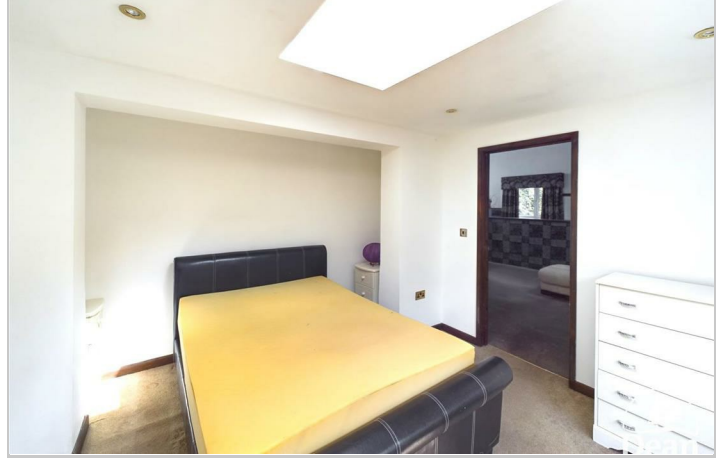
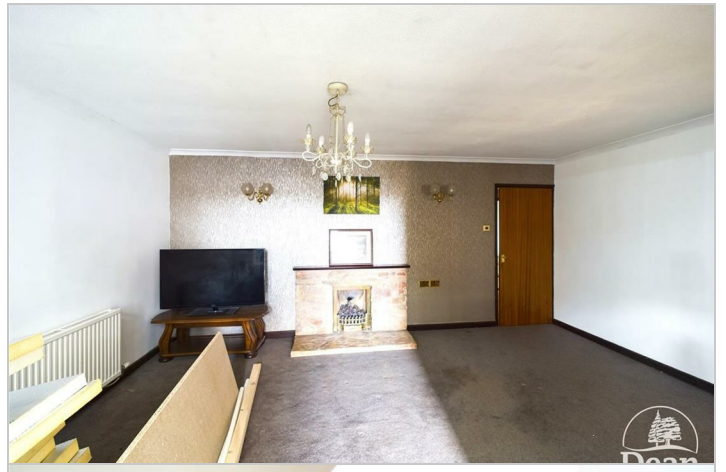
#### Rear Lobby:

7'1" x 8'1" (2.16m x 2.48m)

UPVC double glazed door, UPVC double glazed window, power and lighting.

#### Outside:

To the front of the property is parking for multiple vehicles, a large laid to lawn section and a drive way to a short patio area.



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. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

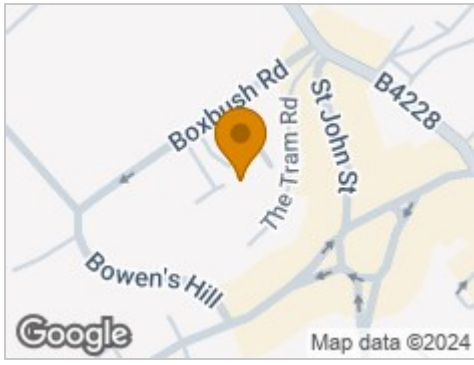
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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



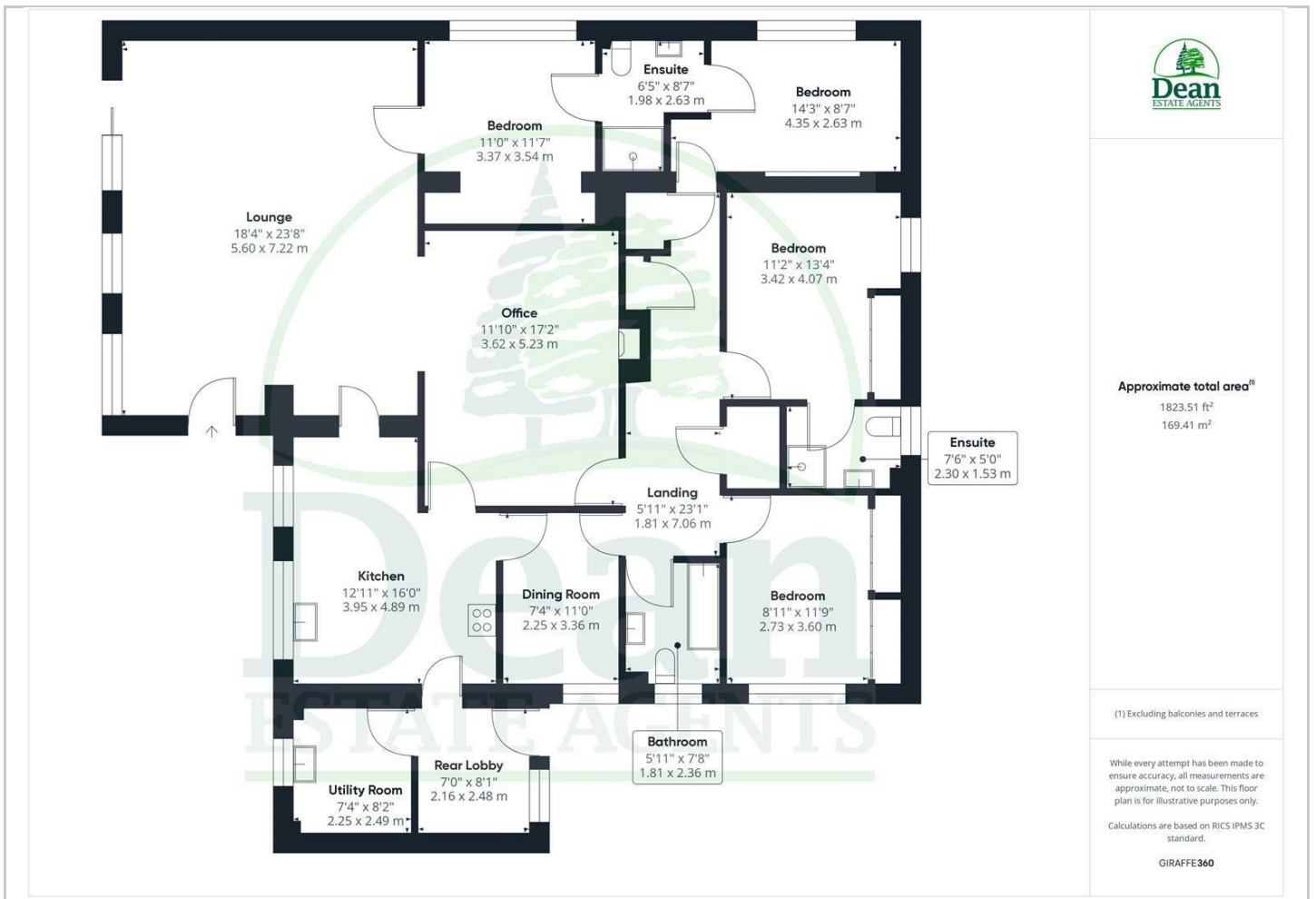
## Hybrid Map



## Terrain Map



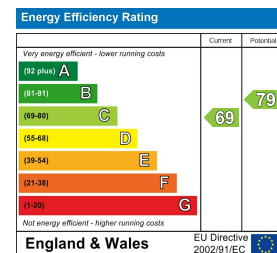
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.