



14 Pike Road  
Coleford, GL16 8DE

£299,950





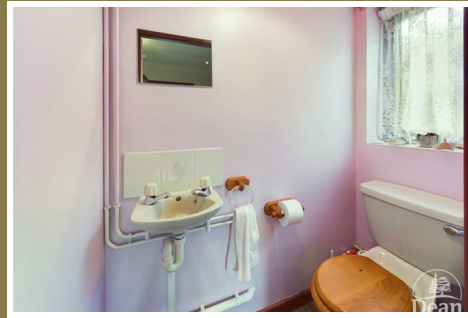
\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are pleased to offer this detached bungalow to the market with a sizable garden, located in the sought after town of Coleford.

The property comprises of two sizable bedrooms, a spacious lounge with double patio doors leading to the rear garden, a kitchen/diner, a cloakroom and upstairs bathroom, a large laid to lawn garden, and a garage.

To the front of the property there is parking for multiple vehicles and a gravelled area for low maintenance, secured with a wooden fence and an entrance gate.

To the rear of the property there is a patio area perfect for getting together with friends and family, a sizable lawned section, a gravelled area, and a great space for a greenhouse, as well as the garage and off-road parking to the side of the property.

The bungalow is situated in the lovely town of Coleford, offering many local amenities such as pharmacies, supermarkets, a cinema, a library, and independent shops and cafes.



#### Entrance Hallway:

16'10" x 2'11" (5.14m x 0.91m)

UPVC double glazed front door, storage cupboard, loft access, double panelled radiator, a smoke alarm, power and lighting, airing cupboard with boiler.

#### Lounge:

11'3" x 17'7" (3.45m x 5.38m)

Double glazed sliding door to the garden, double glazed window, double panelled radiator, an electric wall mounted fire, TV point, power and lighting.

#### Kitchen:

11'11" x 8'0" (3.65m x 2.45m)

A range of base, wall and drawer units, stainless steel one and a half bowl sink drainer unit, double oven, four ring gas hob, a dishwasher, a fridge/freezer, an extractor hood, double glazed window, double panelled radiator, power and lighting.

#### Utility Room:

7'3" x 5'1" (2.21m x 1.57m)

UPVC double glazed door, base and wall units, plumbing for a washing machine, stainless steel sink drainer unit, single panelled radiator, power and lighting.

#### Bedroom One:

11'10" x 9'4" (3.62m x 2.86m )

Double glazed window to front, double panelled radiator, fitted wardrobes, TV point, power and lighting.

#### Bedroom Two:

8'2" x 8'11" (2.50m x 2.73m)

Double glazed window, storage cupboard with hanging rail, single panelled radiator, power and lighting.

#### Cloakroom:

2'9" x 5'2" (0.84m x 1.60m)

W.C, wash hand basin, tiled splashback, extractor fan.

#### Bathroom:

5'11" x 6'0" (1.82m x 1.83m )

Double glazed window, bath, vanity sink unit, W.C, step in shower, heated towel rail, extractor fan, lighting.

#### Garage:

21'8" x 8'11" (6.62m x 2.74m)

Up and over door, side door, power and lighting.

#### Outside:

To the front of the property is parking for multiple vehicles and gravelled area for low maintenance. To the rear of the property there is a patio area, lawned section, gravelled area and space for a greenhouse if desired.



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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



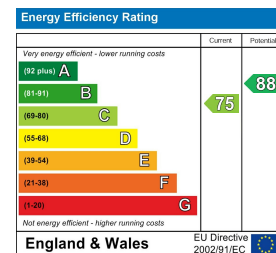
## Floor Plan



## 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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