



## 14 Bayberry Place

Coalway, GL16 7HZ

£270,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to present this well presented two bedroom bungalow benefitting from two double bedrooms, off road parking, a low maintenance garden, modern kitchen/dining room and much more!

14 Bayberry Place is situated in the village of Coalway, near Coleford town center. Coalway has plenty to offer such as a convenience store which includes a butchers and a post office, a fantastic primary school, woodland walks and excellent bus links.

Coleford town is approximately 1 mile away where you will find plenty of supermarkets, doctors surgeries, dentists, cafes, independent businesses, free houses and much more! Coleford has bus links to Gloucester, the Forest of Dean, Monmouthshire and Lydney where you will find your nearest train station.



Enter via a Upvc front door into:

#### Entrance Hall:

Upvc double glazed front door, single panelled radiator, loft access, smoke alarm, mains consumer unit, airing cupboard, power and lighting.

#### Kitchen:

A range of base, wall and drawer units, 1.5 bowl sink drainer unit, AEG induction hob, extractor hood, integrated double oven, plumbing for washing machine, integrated dishwasher, cupboard housing Worcester boiler, double panelled radiator, upvc double glazed windows, power and lighting.

#### Living Room:

Upvc double glazed bay window, double panelled radiator, tv point, power and lighting.

#### Rear Lobby:

Upvc double glazed doors and windows.

#### Bedroom One:

Upvc double glazed window to front, single panelled radiator, power and lighting.

#### Bedroom Two:

Upvc double glazed window to rear, single panelled radiator, power and lighting.

#### Bathroom:

Step in shower, Vanity sink and wc unit, heated towel rail, fully tiled walls and flooring, upvc double glazed window, extractor fan, lighting.

#### Garage:

Up and over door, power and lighting.

#### Outside:

To the front of the property is parking, gravelled area with a range of bushes and shrubs.

To the rear is a patio area, pond, outside tap, access to rear of the garage.



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

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Tenanted Property – 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



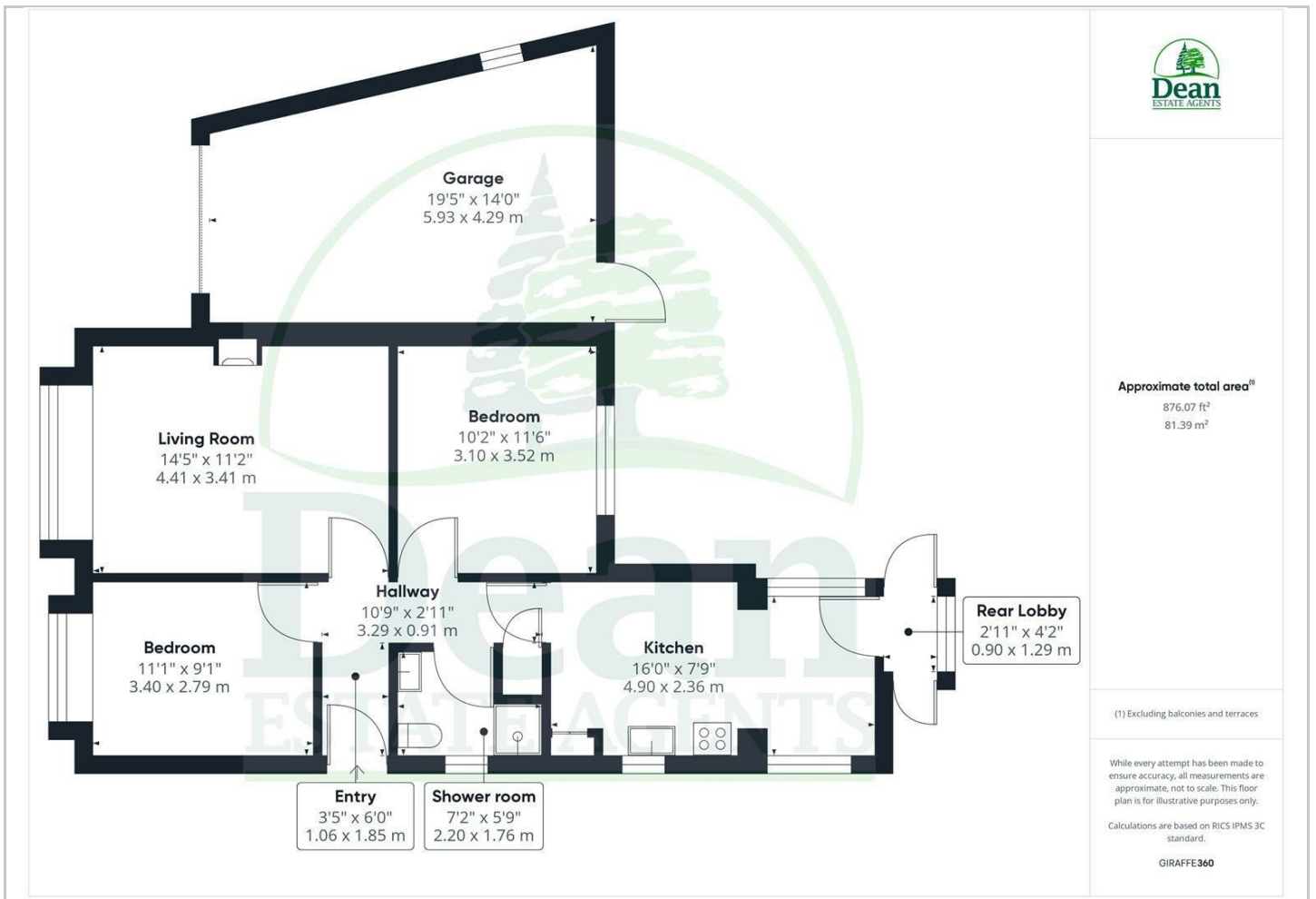
## Hybrid Map



## Terrain Map



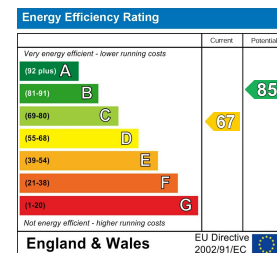
## Floor Plan



## 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



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