



## Highfield Scowles

Coleford, GL16 8QT

£399,950





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are pleased to offer to the market this detached property surrounded by beautiful far-reaching views. \*Rarely available\*

The property is approached by a private drive to the detached home with two reception rooms, a kitchen, two bedrooms, ample off-road parking, a garage and large gardens.

The property requires renovation throughout but amasses lots of potential!

The house is situated a short distance from Coleford town where you will find many local amenities such as doctors' surgeries, pharmacies, a cinema, schools, supermarkets, and independent shops and cafes. There are woodland walks and fields on your doorstep, as well as many different woodland tracks to explore around the area.



Entrance Porch:  
4'2" x 3'0" (1.29m x 0.93m)

Lounge:  
11'3" x 11'8" (3.43m x 3.56m)

Kitchen:  
14'6" x 6'9" (4.44m x 2.06m)

Dining Room:  
7'7" x 11'4" (2.32m x 3.46m)

Rear Porch:  
6'6" x 8'6" (1.99m x 2.60m)

Cloakroom:  
6'0" x 2'5" (1.83m x 0.75m)

Bedroom One:  
11'8" x 11'8" (3.56m x 3.58m)

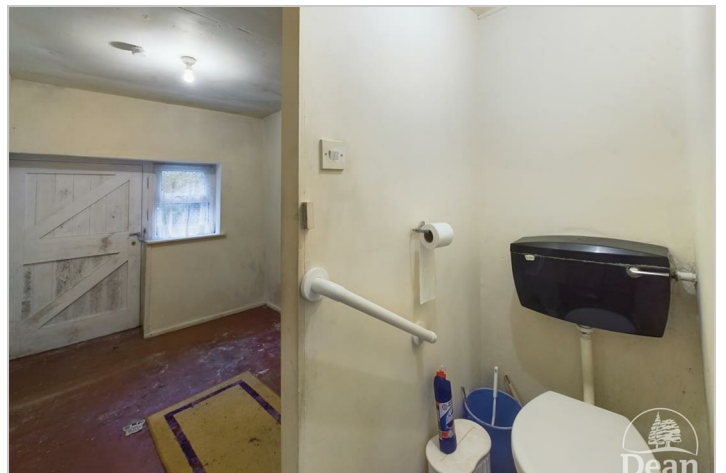
Bedroom Two:  
8'5" x 11'9" (2.58m x 3.59m)

Outside:

Garage:  
13'4" x 8'7" (4.07m x 2.62m)







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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



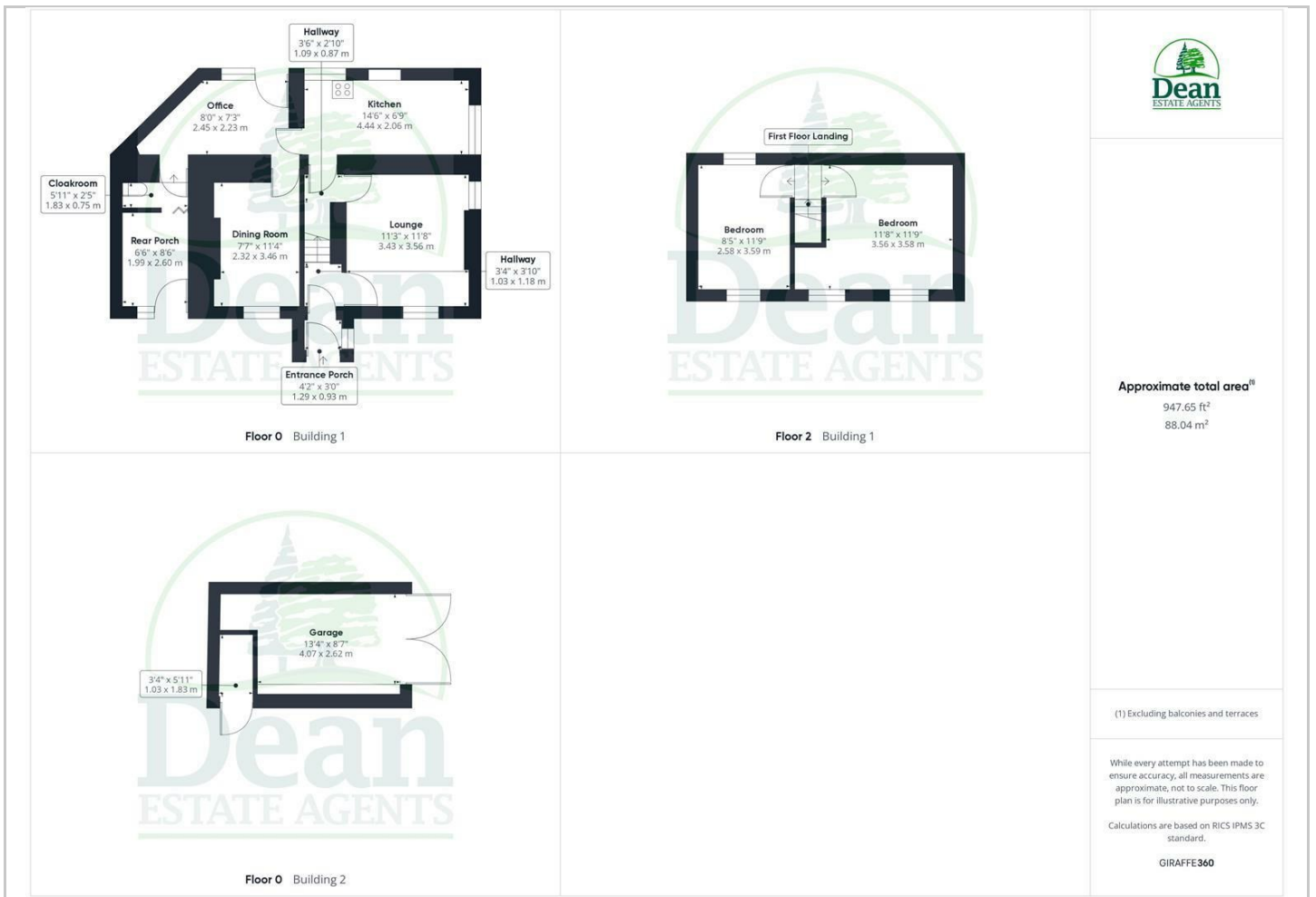
## Hybrid Map



## Terrain Map



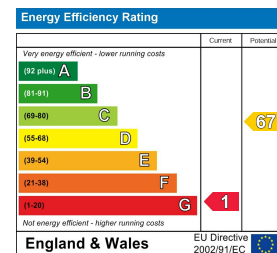
## Floor Plan



## 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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