



20a South Road

Broadwell, Coleford, Gloucestershire, GL16 7EA

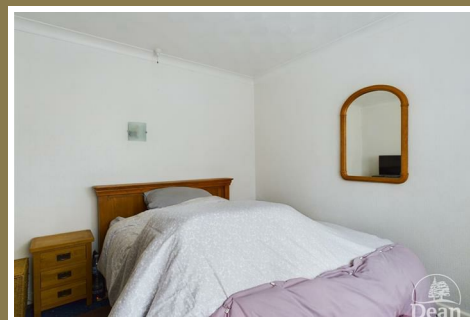
£240,000



NO ONWARD CHAIN! ***VIRTUAL TOUR AVAILABLE*** Dean Estate Agents are delighted to offer to the market this fantastic opportunity to purchase a beautifully presented detached bungalow situated on a large plot.

Access to the accommodation is gained through an entrance porch leading into the spacious lounge, a well equipped kitchen, a shower room and two double bedrooms. The bungalow benefits from ample off road parking for multiple vehicles, a detached garage, outbuildings and a long flat garden.

The area of Broadwell is in a great location with excellent transport links of bus routes, and is close to woodland walks and two convenience stores. The town of Coleford is nearby with many amenities including doctors' surgeries, a library, independent shops and cafes, public houses and a cinema.



Approached via UPVC front door into:

Entrance Porch:

4'0" x 3'3" (1.23m x 1.00m)

Double glazed UPVC windows, door to the entrance hallway.

Entrance Hallway:

A single panelled radiator, loft access, power and lighting, a storage cupboard.

Lounge:

13'10" x 10'11" (4.24m x 3.33m)

A single panelled radiator, double glazed UPVC window to front aspect, a gas fire, power and lighting, TV point.

Kitchen:

10'8" x 10'7" (3.26m x 3.25m)

A range of eye level and base units, space and plumbing for a washing machine, a gas hob and oven, power and lighting, double glazed UPVC window to rear aspect, an extractor hood, one stainless steel sink with integrated drainer unit, space for a fridge/freezer, a single panelled radiator, UPVC frosted door to the garden.

Bedroom One:

10'10" x 10'9" (3.32m x 3.30m)

Double glazed UPVC window to front aspect, a single panelled radiator, power and lighting.

Bedroom Two:

10'9" x 10'8" (3.30m x 3.26m)

A single panelled radiator, power and lighting, door to the garden leading onto the patio area, UPVC double glazed window.

Bathroom:

6'7" x 5'5" (2.03m x 1.67m)

Double glazed frosted UPVC window, a wash hand basin, W.C., an electric walk in shower, lighting, heated towel rail.

Outside:

To the front of the property is an entrance gate with a landscaped laid to lawn front garden leading to the entrance porch.

To the rear of the property is a large, enclosed, flat laid to lawn garden with a patio area perfect for tables and chairs. There is ample off road parking, a garage, an outbuilding and a convenient outdoor tap.



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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



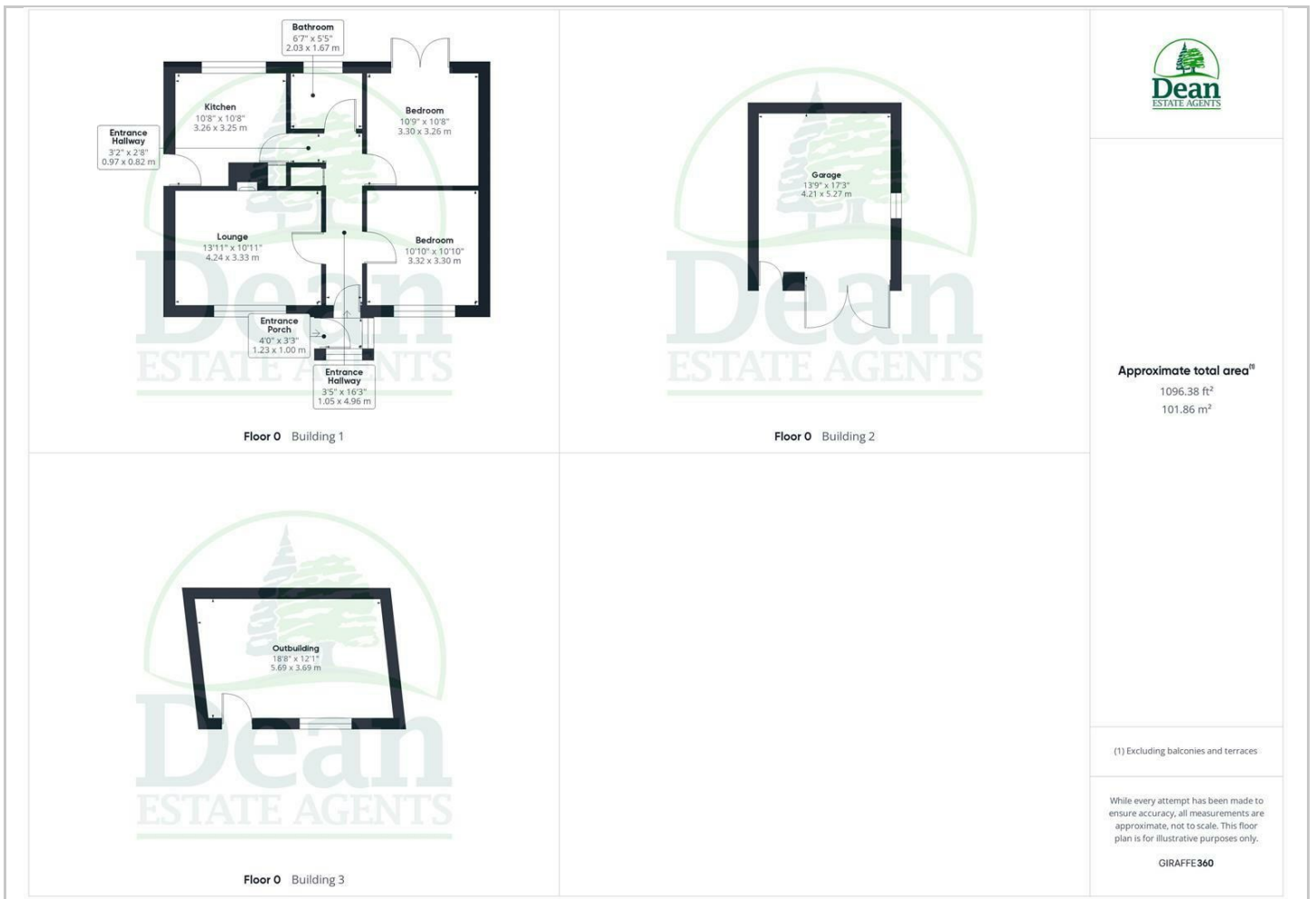
Hybrid Map



Terrain Map



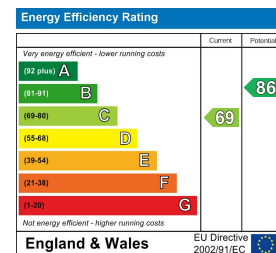
Floor Plan



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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