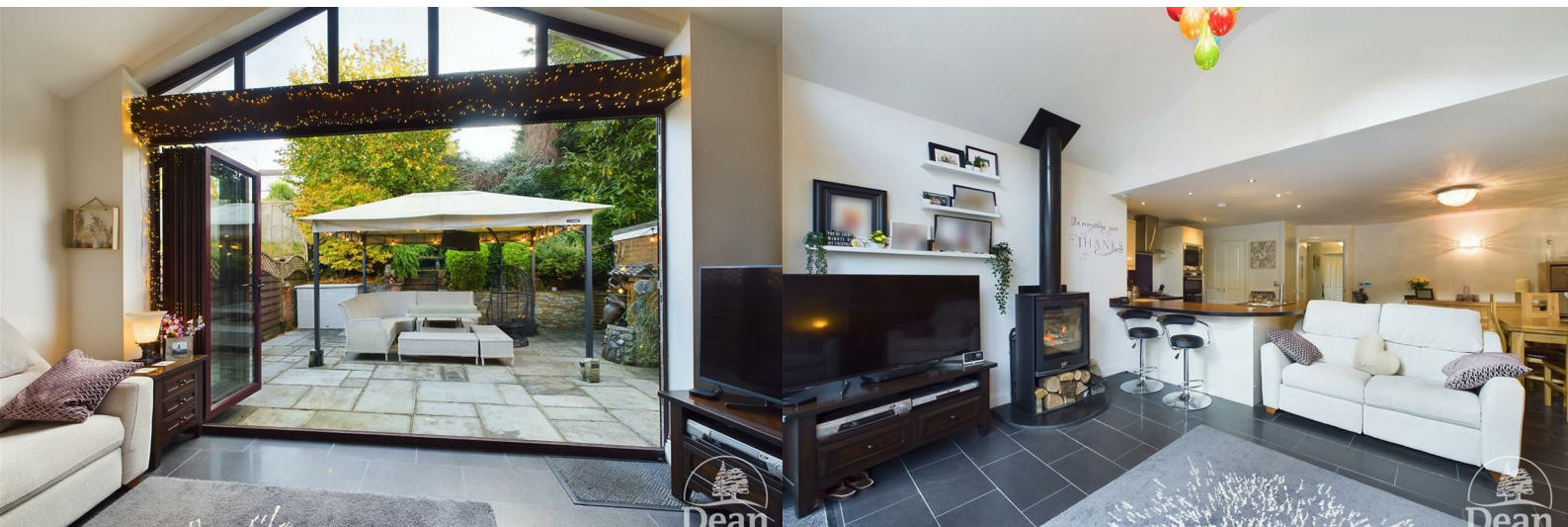




## 11 Poolway Place

Coleford, GL16 8DF

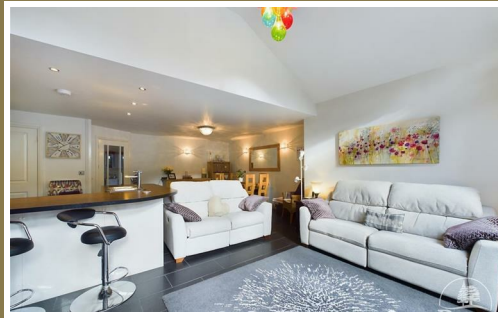
£270,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are pleased to offer to the market this contemporary semi-detached bungalow with an apex designed extension to the rear aspect. This modern, contemporary bungalow offers two sizable bedrooms, a modern lounge, kitchen/dining/living room and a shower room with easy access shower cubicle.

This property is deceptive in size, with open plan living and a five panel set of UPVC double glazed bi folding doors to the rear, a detached garage, low maintenance private rear gardens which are fully enclosed with a side access gate, extremely private with large patio, outside lights to the rear and side aspects, external power points, block retaining wall with tiled elevations, steps up to the upper gardens hosting an abundance of shrubs and trees.

The property is located a short distance from the mining town of Coleford where you will find all the necessary amenities to include supermarkets, doctors surgeries, pharmacies, a primary school,



Approached via a side aspect UPVC double glazed door and porch with light:

#### Entrance Hallway:

By master point, coved ceiling, a radiator, tiled flooring, smoke alarm, access to the loft and coat hooks.

#### Lounge:

This area forms part of the apex design extension and comprises of a five panel set of UPVC double glazed bi folding doors to the rear aspect, large Di Lusso wood burning dual fuel stove, tiled flooring, TV point.

#### Kitchen/Dining/Living Room:

A modern fitted kitchen with plenty of worktop space, a breakfast bar, fitted base units, an integrated double electric oven, an integrated microwave, sink unit, plumbing for a washing machine, an integrated fridge, gas hob with an extractor fan over, smoke alarm, recess ceiling lights, double pantry cupboard.

#### Shower Room:

A contemporary suite comprising of a W.C, a

vanity wash hand basin, a large easy access shower cubicle with glass block walling, tiled walling and Triton electric shower, an extractor fan, UPVC double glazed window, heated towel rail and recess lighting.

#### Bedroom One:

Front aspect UPVC double glazed window, radiators, coved ceiling and power points.

#### Bedroom Two:

Front and side aspect UPVC double glazed windows and a built in cupboard which houses the boiler.

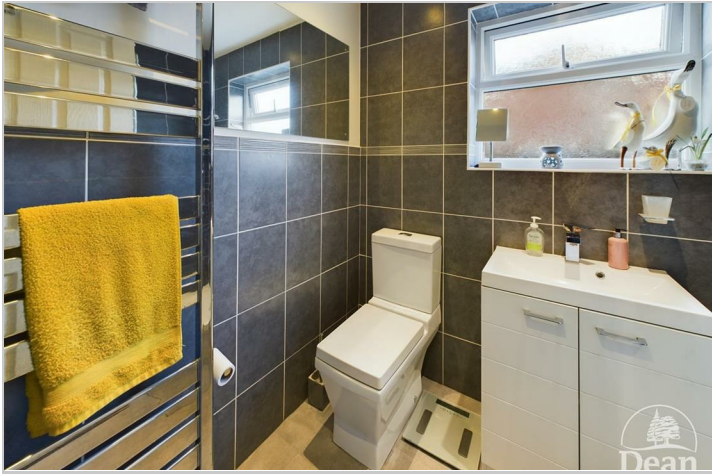
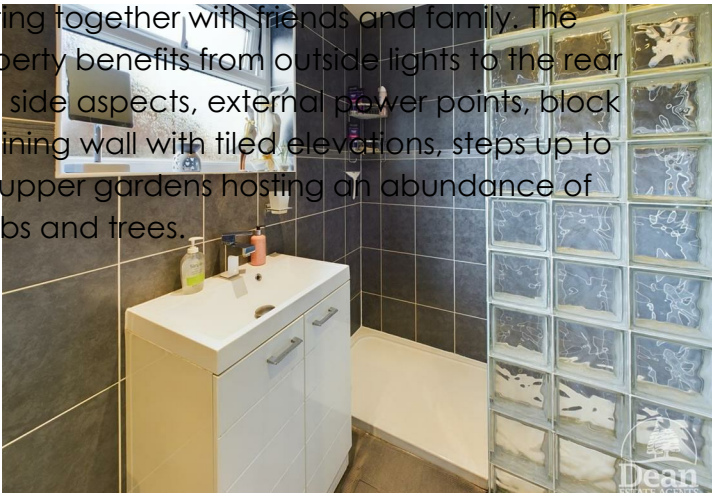
#### Outside:

To the front of the bungalow are gravelled gardens, off road parking leading to the detached garage, side lighting and an outside tap as well as a gate to the rear gardens.

#### Detached Garage:

With an up and over door, power and lighting. The low maintenance private rear gardens are fully enclosed with a side access gate, extremely private with a large patio, perfect for

getting together with friends and family. The property benefits from outside lights to the rear and side aspects, external power points, block retaining wall with tiled elevations, steps up to the upper gardens hosting an abundance of shrubs and trees.



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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



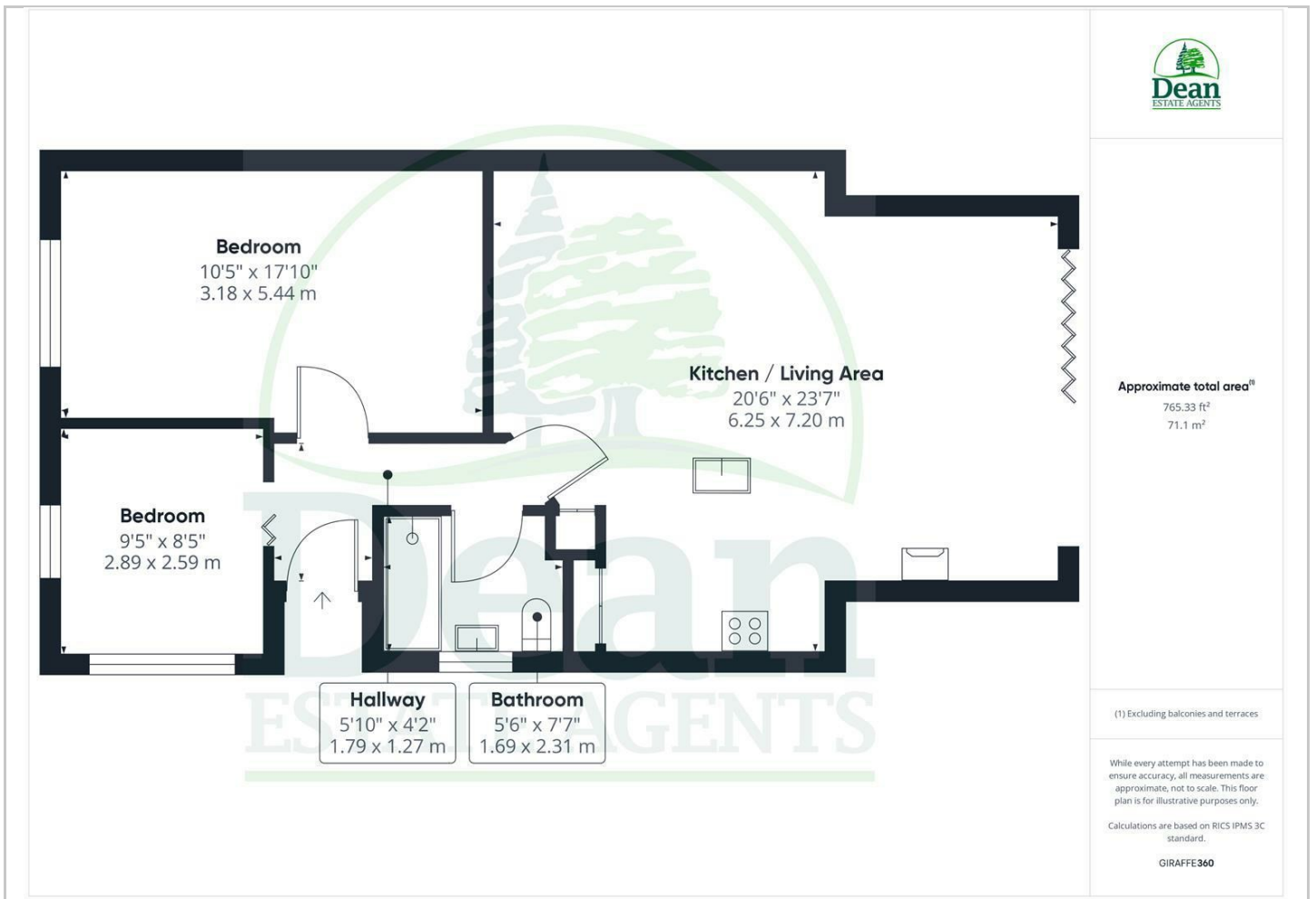
## Hybrid Map



## Terrain Map



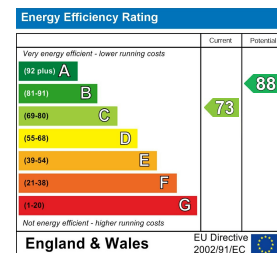
## Floor Plan



## 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



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