



51 Queensway

Broadwell, Coleford, GL16 7JF

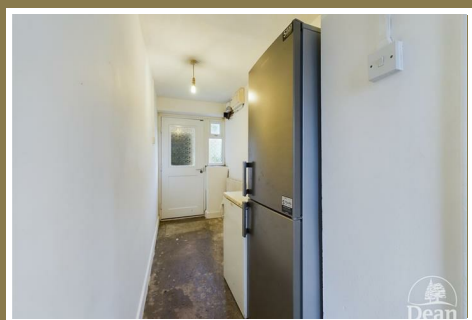
£190,000



*** VIRTUAL TOUR AVAILABLE*** Dean Estate Agents are pleased to introduce this three-bedroom terraced property to the market, showcasing significant potential.

Located a short distance from the town center of Coleford, this property features a spacious lounge, kitchen and side lobby on the ground floor. The first floor consists of three bedrooms, all with hardwood flooring, a W.C along with a family bathroom.

The proximity to the town provides access to numerous local amenities, including supermarkets, pharmacies, doctors surgeries, a cinema, a library, as well as various independent shops and cafes. Additionally, there are convenient forestry walks right at your doorstep.



Approached via UPVC double glazed front door:

Entrance Hallway:

A single panelled radiator, door to the lounge and kitchen, stairs to the first floor.

Lounge:

UPVC double glazed window, a double panelled radiator, power and lighting.

Kitchen:

A range of base, wall and drawer units, plumbing for a washing machine, space for an oven, a stainless steel sink drainer unit, a double panelled radiator, power and lighting.

Side Lobby:

Door to the front and rear of the property, a single panelled radiator, the mains consumer unit, power and lighting.

First Floor Landing:

UPVC double glazed window, smoke alarm, cupboard housing boiler, loft access, lighting.

Bedroom One:

UPVC double glazed windows, a single panelled radiator, power and lighting.

Bedroom Two:

UPVC double glazed windows, a single panelled radiator, power and lighting.

Bedroom Three:

UPVC double glazed windows, a single panelled radiator, power and lighting.

Bathroom:

A white panelled bath with a shower over, a pedestal sink, a single panelled radiator, UPVC double glazed window, shavers socket, lighting.

W.C:

A single panelled radiator, W.C UPVC double glazed window, lighting.

Outside:

To the front of the property there is off road parking and a gated entrance.

To the rear is mainly laid to lawn with a storage room and convenient washing line.



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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



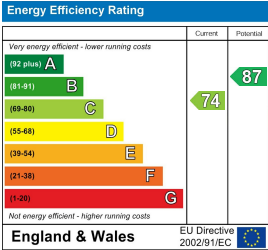
Floor Plan



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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