



17 Mile End Road

Coleford, GL16 7QD

£425,000



*** VIRTUAL TOUR AVAILABLE *** This detached bungalow offers a perfect blend of comfort and convenience. Built in 1970, the property exudes character and charm.

The bungalow boasts a sizable lounge and kitchen, a large dining room which connects to the bright conservatory offering a great deal of natural light, three bedrooms, a convenient shower room and a well maintained laid to lawn rear garden and patio area.

For those with vehicles, the property offers parking for four/five vehicles, along with a garage for additional storage or secure parking. The surrounding area is peaceful, providing a lovely location for leisurely walks and outdoor activities.

Located in Coleford, a short distance from the town centre you have access to many local amenities to include pharmacies, supermarkets, a cinema, a library and independent shops and cafes.



Enter via a UPVC front door into:

Entrance Porch:

Stone effect walls, coat hooks, entrance into hall way.

Entrance Hallway:

Doors to all the bedrooms, living room, kitchen and bathroom. Loft hatch, double panelled radiator, smoke alarm. Storage cupboard.

Lounge:

Two double glazed UPVC windows, gas coal effect fireplace, TV point, double panelled radiator, power and lighting.

Dining Room:

Two double panelled radiators, double glazed UPVC window to rear aspect, power and lighting.

Conservatory:

Double glazed UPVC conservatory windows, double panelled radiator and door to the rear garden.

Kitchen:

A range of kitchen eye level and base units, five hob gas Rangemaster, stainless steel sink with integrated drainer unit. Double glazed UPVC window to side aspect, space for fridge freezer, integrated dishwasher, pantry cupboard, double panelled radiator. Space for a dining table and chairs. Power and LED spotlights.

Hallway:

UPVC doors to the rear garden, two double panelled radiators, doors to the bedroom, bathroom and dining/living space, power and LED spotlights. Two UPVC double glazed frosted doors to the garden.

Bathroom:

Floor to ceiling tiles, W,C, wash hand basin, a bath tub, heated towel rail, wall mounted mirror with storage, double glazed UPVC frosted window.

Bedroom One:

Double glazed UPVC window to front aspect, double panelled radiator, built in storage, power and lighting.

Bedroom Two:

Double glazed UPVC window to rear aspect, built in wardrobes, power and lighting, double panelled radiator.

Bedroom Three:

Double panelled radiator, UPVC double glazed window to side aspect, power and lighting.

Shower Room:

Shower cubicle, wash hand basin, W,C, heated towel rail, floor to ceiling tiles, double glazed UPVC frosted window, wall mounted mirrored storage cupboard, extractor fan.

Garden:

Off road parking for 4-5 cars, entrance to garage, side gate into rear garden, steps to the front door. Electric power sockets. As you approach the garden you are met with a large, flat patio area with electric sockets, perfect for entertaining. As you follow round the garden you are met with a laid to lawn area looking over to the golf course. Beyond this, the garden flows round the side of the house where you are met with a greenhouse, vegetable patch, garden shed and a pebbled area with an outside tap and electric sockets.

Garage:

Up and over door, double glazed UPVC frosted window, electric.



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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



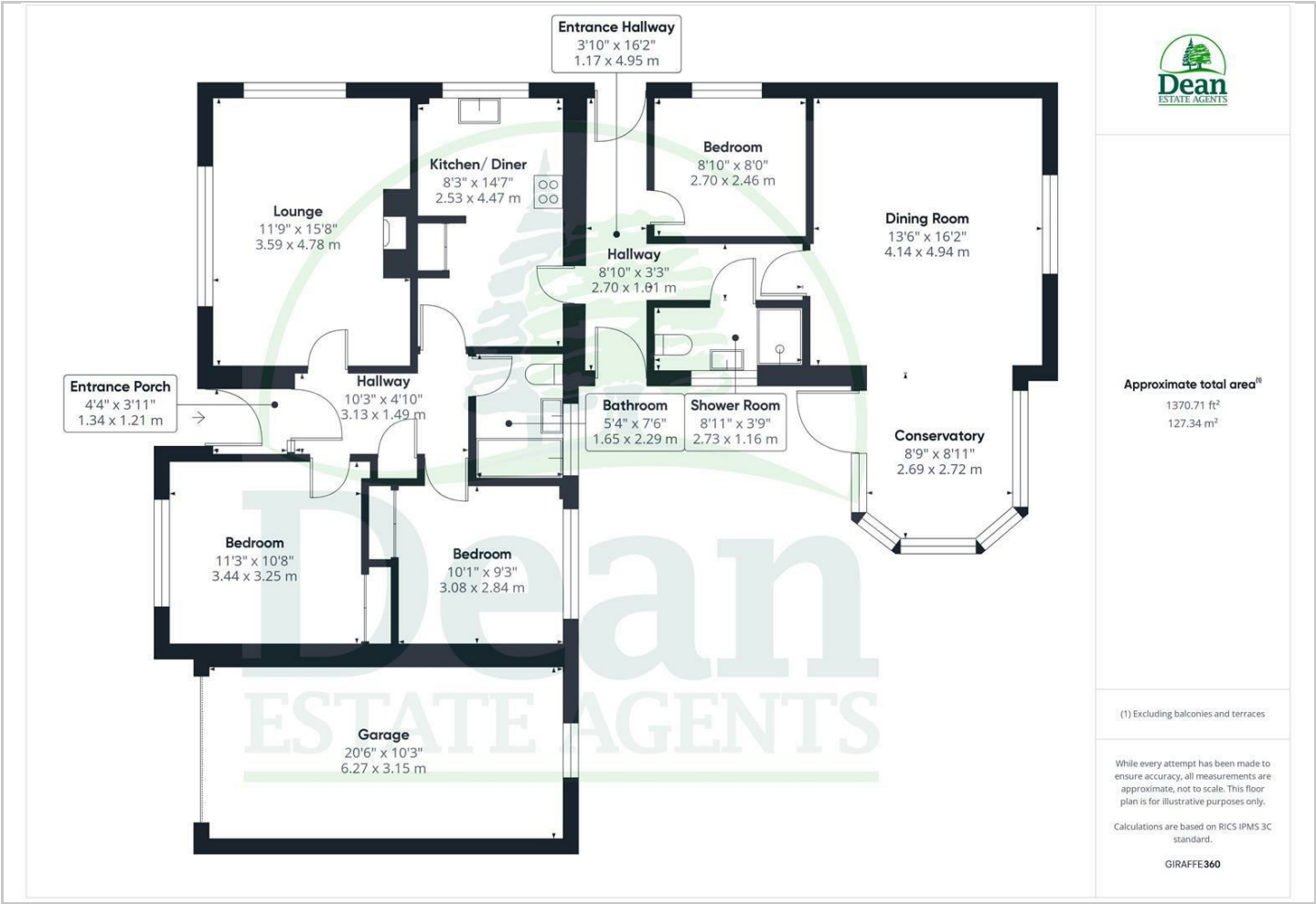
Hybrid Map



Terrain Map



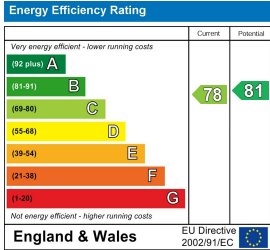
Floor Plan



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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