



## Bramley Prosper Lane

Coalway, GL16 7JP

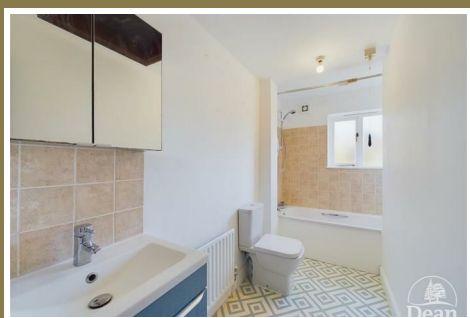
£300,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this family sized home with ample off road parking, a detached garage and front & rear gardens.

The home is situated just a short distance to the woodlands and comprises of an entrance hallway with doors off to the spacious lounge/diner and kitchen, this also leads you to the first floor where there are three good size bedrooms and a family bathroom.

Coalway has many amenities including a nursery, infant and junior schools, a public house and two convenience stores all within walking distance of the property. There are bus links taking you into the nearby town of Coleford where there are independent shops and cafes, supermarkets, a cinema and a library.



#### Entrance Hallway:

12'7" x 7'6" (3.85 x 2.29)

Mains consumer unit, heating thermostat, doors to lounge/diner, kitchen and cloakroom, stairs to first floor landing, power and lighting, understairs built in cupboard space, double panelled radiator, wooden double glazed windows to front aspect.

#### Lounge/Diner:

9'10" x 19'2" (3.00 x 5.86)

Double glazed window, composite double doors to rear garden, TV point, BT point, single panelled radiators, power and lighting.

#### Kitchen:

7'2" x 11'2" (2.20m x 3.42m)

A range of base units, wall units and drawers, stainless steel sink with drainer unit, electric oven, electric hob, extractor hood, single panelled radiator, space and

plumbing for washing machine, double glazed window, power and lighting.

#### First Floor Landing:

Lighting, smoke alarm, cupboard housing Worcester boiler, doors to all bedrooms and bathroom.

#### Bedroom One:

10'8" x 11'5" (3.27m x 3.49m)

Double glazed window, single panelled radiator, BT point, power and lighting.

#### Bedroom Two:

8'5" x 11'5" (2.57m x 3.49m)

Double glazed window, single panelled radiator, power and lighting.

#### Bedroom Three:

6'5" x 11'4" (1.96m x 3.47m)

Double glazed window, single panelled radiator, power and lighting.



### Bathroom:

362m x 132m (110.34mm x 40.23mm)

White panelled bath with shower above, W.C, pedestal wash hand basin, single panelled radiator, double glazed window, extractor fan, lighting, loft access.

### Outside:

To the front you will find wooden gates and off road parking for multiple vehicles.

As you approach the garden you are met with a patio area great for garden furniture, beyond this you will find a large laid to lawn area surrounded by a hedge. You will find side access into the garage and a large storage shed. Behind the garage you will find another large patio area which gets the sun in the late afternoon and into the evening.

### Garage:

Up and over door, power and lighting.



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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

**Floor 0**

**Floor 1**

**Approximate total area<sup>(1)</sup>**

871.55 ft<sup>2</sup>  
80.97 m<sup>2</sup>

**Reduced headroom**

14.4 ft<sup>2</sup>  
1.34 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

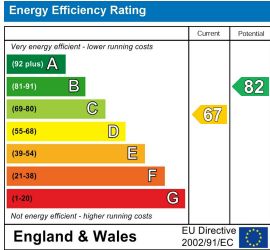
Calculations are based on RICS IPMS 3C standard.

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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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