



Kelvadene, 4 Orchard Way

Coleford, GL16 7AQ

£240,000



*** VIRTUAL TOUR AVAILABLE*** Dean Estate Agents are pleased to offer this semi- detached bungalow situated in Berry Hill with two double bedrooms, a conservatory overlooking the rear garden, a spacious lounge with feature gas fire and a storage filled kitchen complimented with patio doors leading to the conservatory.

The property has parking and a range of bushes and shrubs to the front and the rear of the property has a large patio area and a small lawned section, with a beautiful range of shrubs and bushes. Two sheds, and a store room.

Berry Hill has many amenities to include a pharmacy, a public house, two convenience stores and a social club. The area also benefits from a primary school and secondary school. The town of Coleford is a short distance away with further amenities including supermarkets, cinema and library.



Approached via UPVC double glazed front door into:

Entrance Hallway:

14'3" x 4'10" (4.35m x 1.48m)

Double panelled radiator, BT point, smoke alarm, loft access, power and lighting, doors to lounge, kitchen, both bedrooms & wet room.

Lounge:

11'4" x 11'10" (3.46m x 3.61m)

UPVC double glazed window, BT point, TV point, gas fire, storage cupboard housing Worcester boiler, double panelled radiator, power & lighting.

Kitchen:

9'8" x 11'2" (2.95m x 3.42m)

A modern range of base, wall and drawer units, Hotpoint washing machine, Beko dishwasher, Bosch 4 ring gas hob, extractor hood, integrated oven, stainless steel sink with drainer unit, UPVC double glazed window, double panelled radiator, mains consumer unit, integrated fridge/freezer, door to conservatory.

Conservatory:

7'0" x 11'5" (2.14m x 3.50m)

Double glazed windows and doors, double panelled radiator, power and lighting.

Bedroom One:

11'10" x 9'10" (3.61m x 3.02m)

UPVC double glazed window, single panelled radiator, fitted wardrobe, power & lighting.

Bedroom Two:

10'7" x 9'9" (3.24m x 2.98m)

UPVC double glazed window, single panelled radiator, storage cupboard with hanging rail, power & lighting.

Wet Room:

6'7" x 7'3" (2.02m x 2.23m)

Tiled walls, walled tiling, pedestal wash hand basin, W.C., heated towel rail, extractor fan, UPVC double glazed window, lighting.

Outside:

To the front is parking and a range of bushes and shrubs. To the rear of the property has a large patio area and a small lawned section, with a beautiful range of shrubs and bushes, the garden benefits from two sheds.

Store Room:

2'7" x 3'5" (0.80m x 1.06m)

Power & lighting, space & plumbing for washing machine & tumble dryer.



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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



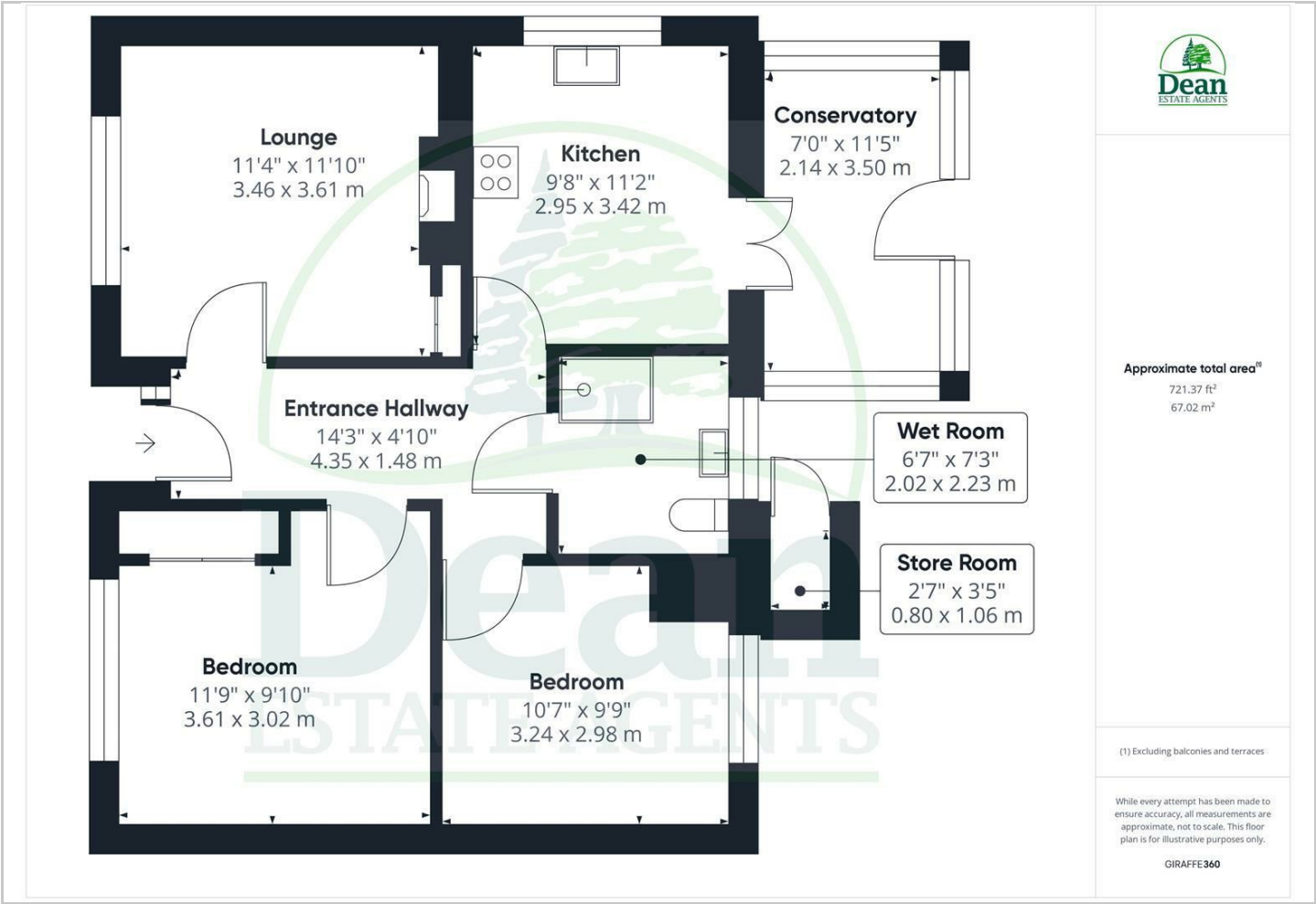
Hybrid Map



Terrain Map



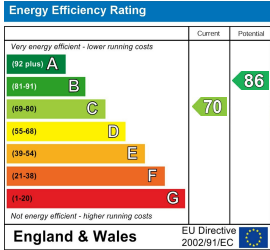
Floor Plan



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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