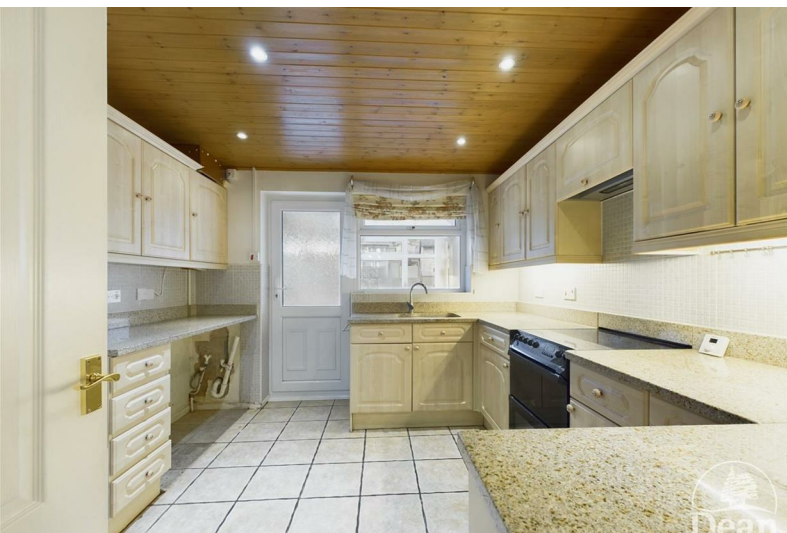




## 39 Poolway Place

Coleford, GL16 8DF

£285,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* This sizable bungalow offers two bedrooms, a modern shower room and garage situated in Poolway Place, a short distance from the town of Coleford.

Upon entering, you are greeted by a bright and inviting entrance hallway, a generous lounge, and a kitchen with ample storage, two well-sized bedrooms, modern shower room and conservatory to the rear.

The property also boasts a garage, offering plenty of storage options and off road parking.

Thanks to its prime location, local amenities, parks, and transport links are easily accessible, further enhancing the attractiveness of this home. Whether you are looking to settle down or make an investment, this bungalow in Coleford presents a fantastic opportunity that should not be overlooked.



Approached via UPVC double glazed front door:

#### Entrance Hallway:

11'5" x 5'11" (3.49m x 1.81m)

A single panelled radiator, mains consumer unit, BT point, storage cupboard, loft access, smoke alarm, power, lighting, doors to the shower room, bedrooms and lounge.

#### Lounge:

19'11" x 10'6" (6.09m x 3.21m)

UPVC double glazed windows, double panelled radiator, gas fire, TV point, power and lighting.

#### Kitchen:

10'2" x 10'3" (3.11m x 3.13m)

A range of base, wall and drawer units, space for an oven, plumbing for a washing machine, plumbing for dishwasher, space for a fridge/freezer, power and lighting.

#### Conservatory:

7'6" x 11'10" (2.31m x 3.63m)

UPVC double glazed windows and door, tiled flooring, power and lighting.

#### Shower Room:

7'3" x 5'10" (2.21m x 1.79m)

Walk in shower with glass screen, vanity sink unit, W.C, heated towel rail, lighting, UPVC double glazed window.

#### Bedroom One:

10'4" x 9'9" (3.17m x 2.99m)

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

#### Bedroom Two:

10'2" x 9'6" (3.10m x 2.90m)

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

#### Garage:

18'9" x 9'3" (5.74m x 2.84m)

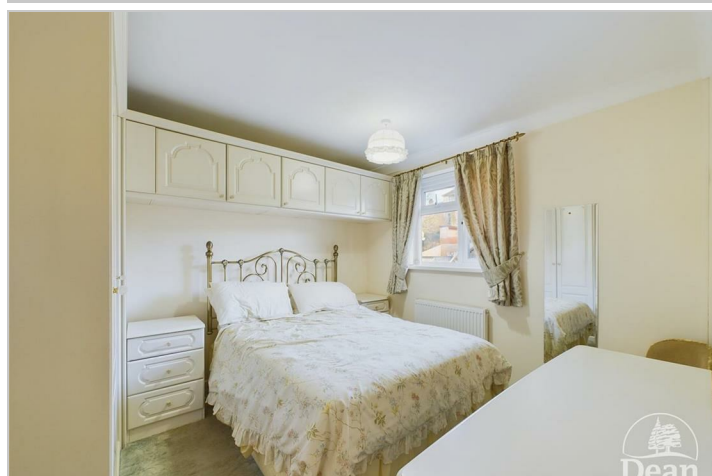
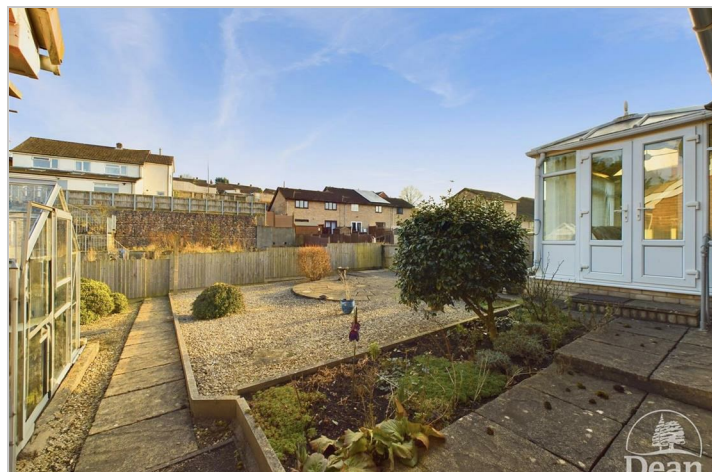
Up and over door, power and lighting.

#### Outside:

To the front of the property is a low maintenance front garden with off road parking, access to the garage and the rear garden.

To the rear is a well landscaped garden with low maintenance. Benefiting from a patio area.





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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 Building 1

Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
879.52 ft<sup>2</sup>  
81.71 m<sup>2</sup>

(1) Excluding balconies and terraces

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

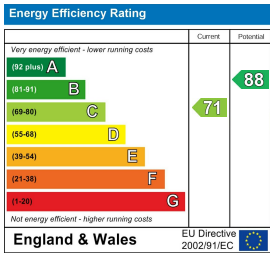
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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