



6 Cyril Hart Way

Mile End, Coleford, Gloucestershire, GL16 7SA

£244,950



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this charming well presented family home situated in Mile End just outside the town of Coleford. The property benefits from a sizable lounge/dining room overlooking the rear garden, modern kitchen and handy downstairs cloakroom. There are three well-proportioned bedrooms, providing plenty of space for the whole family and a good size family bathroom. Outside there is a flat, private rear garden, mainly laid to lawn with an area for seating, there is also a parking area for two vehicles. A fantastic feature of this property is its solar panel installation, for more information on this contact our office.

Coleford has many amenities to include supermarkets, independent shops and cafes, a few restaurants and public houses, doctors surgeries and pharmacies and a library and cinema. There are many woodland walks nearby and great transport links to the other local towns and cities.



Approached via front door into:

Entrance Hallway:

13'6" x 6'7" (4.13m x 2.03m)

Doors to kitchen, cloakroom & lounge, stairs to first floor landing, double panelled radiator, mains consumer unit, BT point, understairs storage cupboard, power & lighting.

Lounge/Dining Room:

12'2" x 17'5" (3.72m x 5.32m)

UPVC double glazed window, double panelled radiator, TV point, UPVC double glazed door to garden, power & lighting.

Kitchen:

8'9" x 10'5" (2.67m x 3.20m)

A range of base, wall and drawer units, stainless steel sink drainer unit, single oven, 4 ring gas hob, extractor hood, space for fridge/ freezer, space & plumbing for washing machine, double panelled radiator, UPVC double glazed window, power & lighting.

Cloakroom:

4'4" x 6'8" (1.33m x 2.05m)

UPVC double glazed window, pedestal sink, W.C., extractor fan, lighting.

First Floor Landing:

11'2" x 6'10" (3.41m x 2.09m)

Doors to all bedrooms and bathroom, loft access, storage cupboard housing Worcester boiler, double panelled radiator, smoke alarm, power & lighting.

Bedroom One:

12'11" x 10'2" (3.96m x 3.12m)

UPVC double glazed window, double panelled radiator, TV point, power & lighting.

Bedroom Two:

12'8" x 8'11" (3.87m x 2.72m)

UPVC double glazed window, double panelled radiator, TV point, power & lighting.

Bedroom Three:

7'8" x 8'2" (2.34m x 2.51m)

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

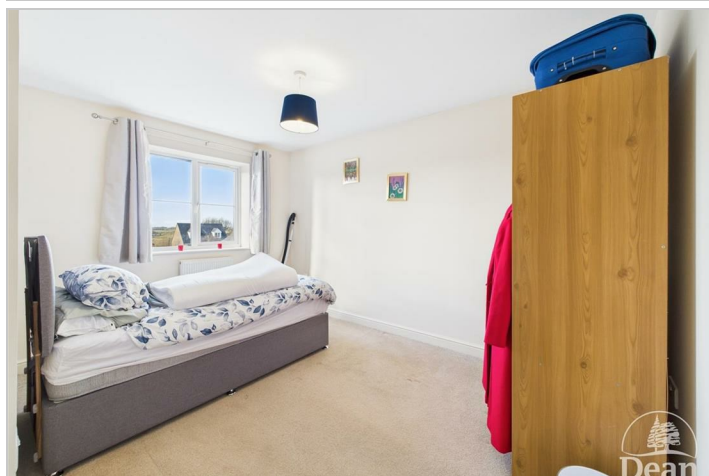
Bathroom:

7'10" x 6'4" (2.40m x 1.95m)

Panelled bath, W.C., pedestal wash hand basin, partly tiled walls, UPVC double glazed frosted window, radiator, extractor fan, lighting.

Outside:

To the rear of the property is parking for two vehicles and a rear gate to garden, The rear garden has a patio area with space for seating, there is a lawned section, a shed and an outside tap.



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Tenanted Property – 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.

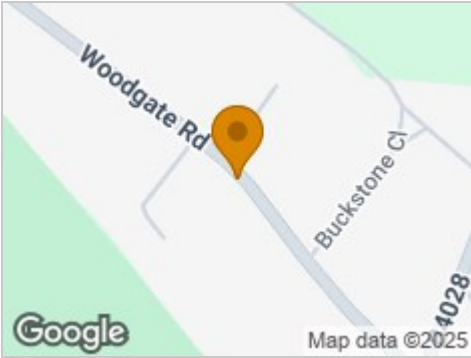
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval 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



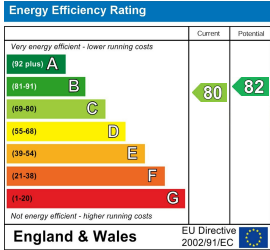
Floor Plan



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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