



Breambury Palmers Flat

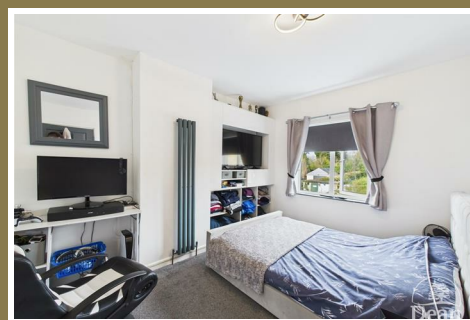
Coalway, Coleford, GL16 7HT

£375,000



*****VIRTUAL TOUR AVAILABLE***** Dean Estate Agents are thrilled to present for sale this characterful three bedroom semi-detached property with a large plot. This property offers a sizeable living room, kitchen/diner, utility room, downstairs bathroom and three sizeable bedrooms. Outside, you will find a large laid-to-lawn garden filled with mature shrubs and enclosed by fencing. There is a garage and a driveway offering off road parking for several vehicles.

Breambury is situated in the sought-after location of Palmers Flat, Coalway. Here, you are within walking distance to woodland, convenience stores, free houses and great bus links. Coleford town center is approximately 1.3 miles away, where you find a variety of supermarkets, doctors surgeries, dentists, independent businesses, cafes and much more!



Approached via Upvc double glazed door

Entrance Hallway:

4'0 x 4'1 (1.22m x 1.24m)

Door to lounge and bathroom, stairs to first floor, lighting.

Living Room:

23'0 x 10'10 (7.01m x 3.30m)

Upvc double glazed window, radiator, tiled flooring, power and lighting.

Kitchen/Diner:

8'11 x 19'7 (2.72m x 5.97m)

A range of base, wall and drawer units, integrated fridge/freezer, integrated oven, sink drainer unit, 4 ring electric hob, extractor hood, integrated dishwasher, Upvc double glazed window, radiator, Upvc double glazed sliding doors, tiled flooring, power and lighting.

Utility Room:

7'5 x 8'11 (2.26m x 2.72m)

A range of base, wall and drawer units, plumbing for washing machine, plumbing for tumble dryer, Upvc double glazed window, power and lighting.

Bathroom:

12'1 x 3'9 (3.68m x 1.14m)

white panelled bath with shower over, W.C, vanity sink unit, cupboard housing Worcester boiler, extractor fan, Upvc double glazed window.

Rear Lobby:

2'8 x 9'6 (0.81m x 2.90m)

Upvc double glazed door, mains consumer unit, lighting

First Floor Landing:

2'11 x 6'7 (0.89m x 2.01m)

Upvc double glazed window, loft access, power and lighting.

Bedroom One:

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

Upvc double glazed window, built in wardrobes, door to en-suite, radiator, power and lighting.

En-Suite:

4'9 x 5'1 (1.45m x 1.55m)

W.C with sink unit, corner shower, lighting.

Bedroom Two:

10'9 x 9'1 (3.28m x 2.77m)

Upvc double glazed window, radiator, power and lighting.

Bedroom Three:

7'8 x 6'7 (2.34m x 2.01m)

Upvc double glazed window, power and lighting.

Outside:

To the front of the property is a gated entrance leading to parking. The parking leads to the rear of the garden which benefits from a double garage.

To the rear is a large lawned area, patio section, decking area, benefits from sunlight all day.

Garage:

Up and over doors.



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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.

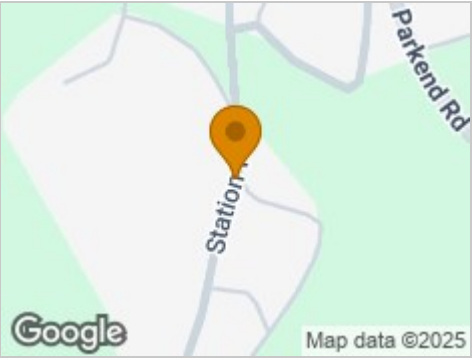
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

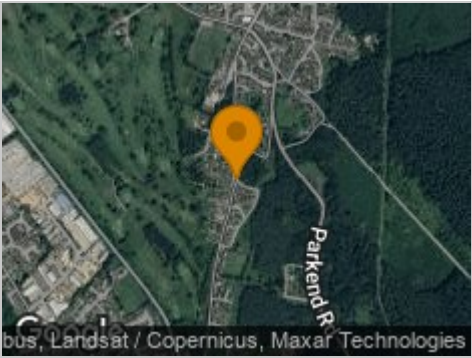
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



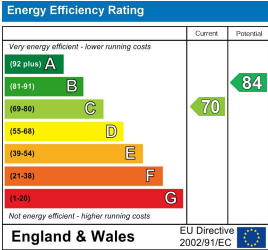
Floor Plan



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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