



## 7 Bromley Road

Ellwood, Coleford, GL16 7LZ

£435,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this beautifully presented property being offered with NO ONWARD CHAIN on a sizeable plot with ample off road parking, garage and flat rear garden with gorgeous views of grazing fields and woodlands to the back.

The welcoming entrance hallway leads into the spacious kitchen/dining room with plenty of room for entertaining, the lounge comprises of double doors to the rear garden and there is a separate utility room/cloakroom with plenty of storage space. Upstairs there are four generous bedrooms, master with en-suite and a family bathroom. The two rear bedrooms benefit from stunning views over the nearby countryside.

The plot has gated access and is situated on a quiet road in the sought after village of Ellwood. Ellwood benefits from plenty of woodland walks and bike trails, a community primary school and a football club. The nearby town of Coleford has all the necessary amenities of supermarkets, cafes, library, cinema, doctors surgeries and pharmacies.

This property is not to be missed, call to book your viewing now!



Approached via a UPVC double glazed door into:

#### Entrance Hallway:

7'0 x 13'8 (2.13m x 4.17m)

Double panelled radiator, stairs to first floor, smoke alarm, doors to utility room, kitchen and lounge, power and lighting.

#### Lounge:

11'9 x 21'4 (3.58m x 6.50m)

UPVC double glazed window to rear aspect, UPVC patio doors into rear garden, two double panelled radiators, power and lighting, TV point & BT point.

#### Kitchen/Dining Room:

9'1 x 21'4 (2.77m x 6.50m)

A range of eye level and base units, one and a half stainless steel sink with integrated drainer unit, integrated dishwasher, boiler, electric hob with electric oven beneath, three double glazed UPVC windows, double panelled radiator, integrated fridge freezer, smoke alarm, extractor fan.

#### Utility Room/Cloakroom:

4'11 x 7'2 (1.50m x 2.18m)

W.C., stainless steel sink with integrated drainer unit, base level units, space and plumbing for

washing machine, double panelled radiator, storage cupboard, extractor fan.

#### First Floor Landing:

10'4 x 5'10 (3.15m x 1.78m)

Doors to all bedrooms and bathroom, loft access, power and lighting, double panelled radiator.

#### Bedroom One:

11'6 x 10'7 (3.51m x 3.23m)

Double glazed UPVC window to front aspect, double panelled radiator, power and lighting, door to en-suite.

#### En-Suite:

4'0 x 7'6 (1.22m x 2.29m)

Shower cubicle, W.C., heated towel rail, hand wash basin, frosted UPVC double glazed window, light with shaver point.

#### Bedroom Two:

11'8 x 10'4 (3.56m x 3.15m)

Double glazed UPVC window to rear aspect, double panelled radiator, power and lighting.

#### Bedroom Three:

9'1 x 10'1 (2.77m x 3.07m)

Double glazed UPVC window to front aspect, double panelled radiator, power and lighting.

#### Bedroom Four:

9'2 x 10'11 (2.79m x 3.33m)

Double glazed UPVC window to the front aspect, double panelled radiator, power and lighting.

#### Bathroom:

7'1 x 7'2 (2.16m x 2.18m)

W.C., heated towel rail, hand wash basin with wall mounted mirror, panelled bath, extractor fan, frosted UPVC double glazed window.

#### Garage:

19'8 x 10'3 (5.99m x 3.12m)

Up and over door, power and lighting, rear access door.

#### Outside:

To the front there is gated access and a driveway with off road parking for several vehicles.

As you approach the garden you are met with a flat patio area, perfect for entertaining. Beyond this, you will find a flat laid to lawned area with views overlooking the grazing field enclosed by fencing. A block paved area with a shelter perfect for outside furniture, access into garage.



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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.

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



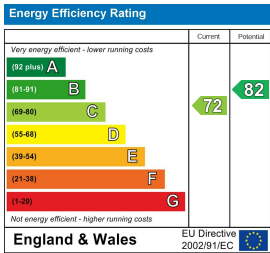
Floor Plan



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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