



## 2 Braceland Cottages, Braceland Coleford, GL16 7NP

£385,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are thrilled to present this rarely available three bedroom semi-detached property with no onward chain, situated on a large plot with stunning views. This property boasts a modern kitchen, sun room, sizeable living room, modern bathroom and three good sized bedrooms. There is also ample off road parking.

Braceland Cottages is situated in the very sought-after area of Braceland, Christchurch where you are surrounded by woodland, making this plot exceptionally private and tranquil. You are just a short drive away from Coleford town centre where you will find a variety of local amenities such as supermarkets, cafes, independent businesses, doctors surgeries and much more!



Approached via double glazed front door into:

#### Entrance Porch:

5'4" x 5'3" (1.63m x 1.61m)

Double glazed windows, tiled flooring, mains consumer unit, door to lounge.

#### Lounge:

21'1" x 14'2" (6.43m x 4.34m)

Double glazed windows to front and back, double panelled radiator, smoke alarm, tiled flooring, under stairs storage cupboard, stairs to first floor, power & lighting, door to kitchen.

#### Kitchen:

13'10" x 10'5" (4.24m x 3.19m)

A brand new kitchen comprising of a range of base, wall and drawer units, stainless steel one and a half bowl sink drainer unit, space & plumbing for washing machine, single integrated oven, 4 ring electric hob, extractor hood, tiled flooring, double glazed window, double panelled radiator, space for fridge/freezer, door to sun room, power & lighting.

#### Sun Room:

11'5" x 7'1" (3.48m x 2.17m)

Double glazed windows and doors to garden, double panelled radiator, tiled flooring, power & lighting.

#### First Floor Landing:

Doors to all bedrooms and bathroom.

#### Bedroom One:

14'0" x 10'0" (4.29m x 3.07m)

Double glazed windows, single panelled radiator, power & lighting.

#### Bedroom Two:

10'8" x 10'7" (3.27m x 3.23m)

Double glazed windows, single panelled radiator, power & lighting, loft access.

#### Bedroom Three:

9'2" x 8'10" (2.81m x 2.70m)

Double glazed windows, single panelled radiator, power & lighting.

#### Bathroom:

10'5" x 4'8" (3.18m x 1.43m)

Double glazed window to rear, pedestal sink unit, white panelled bath with shower over, W.C., lighting.

#### Outside:

To the front is a gated entrance, off road parking, storage room with power and gate to rear garden.

To the rear is a beautiful garden backing onto the woodlands. It benefits from patio area, summer house with decking area, pond, lawned section and an amazing range of bushes, shrubs and flowers. The property benefits from direct access to woodland walks.

#### Agents Note:

Some of these images have been AI-generated for illustrative purposes and may not accurately represent real-life appearances or features. While it provides a visual concept, actual details may vary.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.

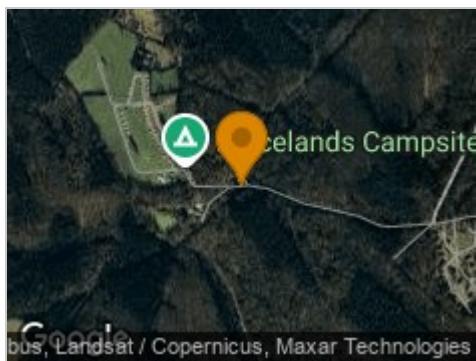
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

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



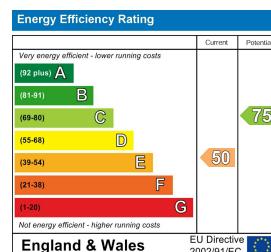
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.