



## 2 Monmouth Road

Edge End, Coleford, Gloucestershire, GL16 7HB

£250,000





**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\*** Dean Estate Agents are thrilled to present this spacious three bedroom semi-detached property boasting a sizeable living room, conservatory, kitchen, dining room/potential fourth bedroom and a downstairs cloakroom. On the first floor there are three good sized bedrooms and a family bathroom. Outside you will find a large laid to lawn front garden, and a low maintenance rear garden with off road parking.

Situated in Edge End you have direct woodland access to fantastic walks, great countryside views and are just a short drive away from the town of Coleford where you will find a large range of local amenities such as supermarkets, doctors surgeries, cafes, independent businesses, schools and much more.



Approached via UPVC double glazed front door:

#### Entrance Hallway:

2'11" x 4'0" (0.91m x 1.23m)

Radiator, smoke alarm, lighting, stairs to first floor landing, doors to kitchen, lounge, dining room, conservatory & cloakroom.

#### Lounge:

12'11" x 10'9" (3.95m x 3.30m)

UPVC double glazed window, multi fuel burner, radiator, power & lighting.

#### Kitchen:

7'4" x 10'11" (2.25m x 3.34m)

A range of base, wall and drawer units, stainless steel sink with drainer unit, space & plumbing for washing machine, space for oven, radiator, UPVC double glazed window, power & lighting.

#### Conservatory:

13'7" x 8'9" (4.16m x 2.69m)

UPVC double glazed windows and doors, radiator, power & lighting.

#### Dining Room:

11'1" x 9'10" (3.38m x 3.01m)

UPVC double glazed window, radiator, power & lighting.

#### Cloakroom:

4'2" x 3'11" (1.28m x 1.21m)

W.C., lighting, wash hand basin.

#### First Floor Landing:

6'2" x 2'11" (1.88m x 0.89m)

UPVC double glazed window, airing cupboard with hot water tank, loft access, smoke alarm, lighting.

#### Bedroom One:

13'4" x 10'11" (4.07m x 3.34m)

UPVC double glazed window, radiator, power & lighting.

#### Bedroom Two:

10'0" x 9'10" (3.05m x 3.00m)

UPVC double glazed window, radiator, power & lighting.

#### Bedroom Three:

7'5" x 10'9" (2.28m x 3.30m)

UPVC double glazed window, radiator, power & lighting.

#### Bathroom:

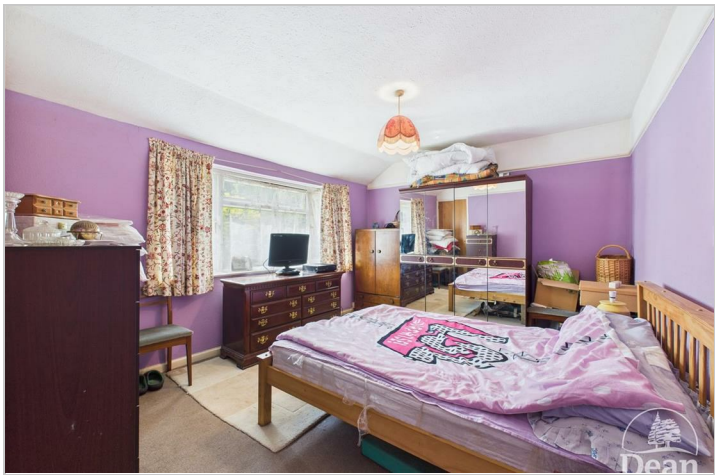
4'2" x 9'10" (1.29m x 3.00m)

UPVC double glazed window, corner bath with shower over, wash hand basin, W.C., lighting.

#### Outside:

To the front of the property you are met with a large laid to lawn area, surrounded by mature shrubs with a path leading to the front door. The rear garden boasts a large, flat patio area great for entertaining. Beyond this there are a few wooden storage sheds, a pond, and a large

vegetable patch. There is off road parking for two/three vehicles.



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Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area<sup>(1)</sup>  
985 ft<sup>2</sup>  
91.6 m<sup>2</sup>

(1) Excluding balconies and terraces

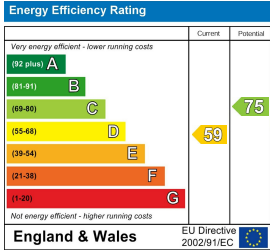
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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