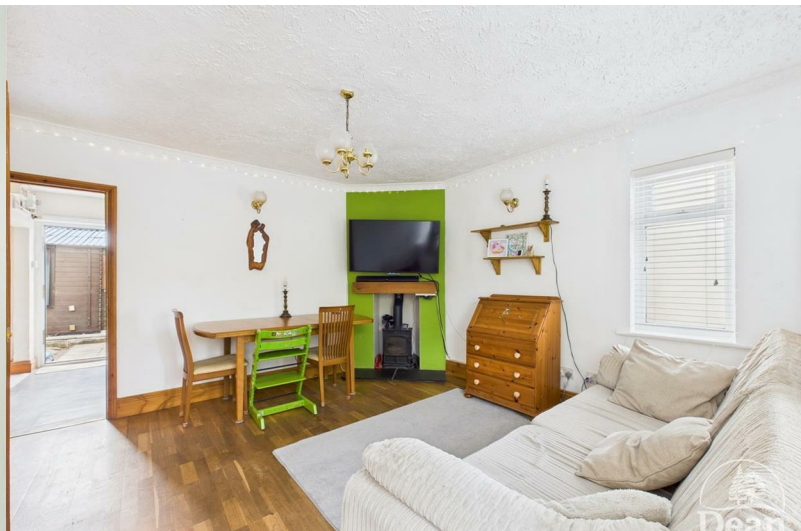




6 Sunnybank

Coleford, Gloucestershire, GL16 8EL

Offers Over £235,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this well-presented family home, featuring a spacious lounge/dining room, modern fitted kitchen, convenient downstairs shower room and three generously sized bedrooms to the first floor.

Outside, the low-maintenance gardens offer plenty of gravelled areas, off-road parking to the front, and to the rear you'll find an outdoor office and a workshop/shed – both with power – providing excellent space for home working, hobbies or additional storage.

The property is located in Sunnybank in Coleford within walking distance of the town centre. Coleford town centre offers a wide range of amenities to include a doctors surgeries, supermarkets, independent shops and cafes, a library, a cinema and restaurants, there are a number of primary schools nearby and a secondary school a short drive away.



Approached via UPVC double glazed front door into:

Entrance Hallway:

3'11" x 2'11" (1.21m x 0.90m)

Doors to lounge/dining room & shower room, stairs to first floor landing, smoke alarm, lighting.

Lounge/Dining Room:

13'8" x 13'1" (4.17m x 3.99m)

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

Kitchen:

12'5" x 8'6" (3.81m x 2.61m)

A range of base, wall and drawer units, Belfast sink unit, space & plumbing for washing machine, space for range oven, mains consumer unit, double panelled radiator, UPVC double glazed window, power & lighting.

Shower Room:

6'0" x 5'7" (1.83m x 1.72m)

Corner shower with sliding doors, vanity sink unit, W.C., heated towel rail, UPVC double glazed window, lighting.

First Floor Landing:

11'5" x 6'3" (3.48m x 1.92m)

UPVC double glazed window, double panelled radiator, smoke alarm, loft access, power & lighting.

Bedroom One:

13'5" x 10'0" (4.11m x 3.06m)

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

Bedroom Two:

10'3" x 8'3" (3.13m x 2.54m)

UPVC double glazed window, double panelled radiator, cupboard housing boiler, power & lighting.

Bedroom Three:

10'1" x 6'7" (3.09m x 2.03m)

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

Outside:

To the front is off road parking with steps to the front door, the front garden offers an abundance of attractive shrubs and flowers.

To the rear is an office and workshop/ shed. The rear garden is mainly gravelled garden for easy maintenance.

Office:

15'11" x 6'0" (4.87m x 1.84m)

Power.

Workshop/Shed:

10'2" x 9'1" (3.10m x 2.77m)

Power.



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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.

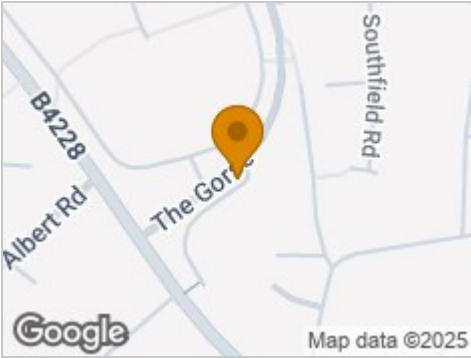
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval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



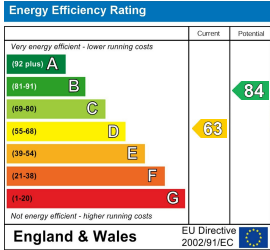
Floor Plan



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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