



32 The Links

Coleford, Gloucestershire, GL16 8HX

£245,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer this beautifully presented detached bungalow, ideally situated within walking distance of Coleford town centre and benefiting from off road parking, a detached garage and a low-maintenance rear garden.

The well-planned accommodation comprises a spacious lounge with feature woodburning stove, a well-appointed, storage-rich kitchen, contemporary bathroom, two bedrooms and a bright conservatory overlooking the garden – an ideal space to relax and enjoy the outlook.

The town of Coleford has a large range of local amenities such as supermarkets, doctors surgeries, dentists, cafes, independent businesses, free houses and bus links throughout the Forest of Dean and into Gloucester and Wales.



Approached via UPVC double glazed front door into:

Entrance Hallway:
8'5" x 2'11" (2.59m x 0.90m)
Doors to lounge, kitchen, bedrooms & bathroom, loft access, radiator, power & lighting., thermostat, smoke alarm, loft hatch with mainly boarded loft and loft ladder.

Lounge:
15'4" x 10'6" (4.68m x 3.22m)
Feature woodburning stove with wooden mantel & tiled hearth, serving hatch to kitchen, radiator, UPVC double glazed window to front aspect, power & lighting.

Kitchen:
8'6" x 7'1" (2.61m x 2.17m)
A range of wall & base units, drawers, worktop, tiled splashbacks, one & a half stainless steel sink with drainer unit, space for oven, space & plumbing for washing machine, porcelain tiled flooring, UPVC double glazed window to front aspect, pantry, space for fridge/freezer, radiator, power & lighting.

Bedroom One:
10'6" x 8'7" (3.21m x 2.62m)
UPVC double glazed French doors to rear garden, fitted wardrobe, radiator, power & lighting, double glazed Upvc window.

Bedroom Two:
8'5" x 7'2" (2.59m x 2.19m)
Sliding doors into conservatory, fitted wardrobes, power & lighting.

Conservatory:
8'11" x 7'3" (2.74m x 2.22m)
Brand new Glevum conservatory with an all year round roof. UPVC double glazed windows, UPVC double glazed French doors to rear garden, tiled flooring, lighting.

Bathroom:
5'9" x 5'5" (1.76m x 1.67m)
Panelled bath with shower over, partly tiled walls, wash hand basin & W.C. unit with inset cupboard, UPVC double glazed frosted window to side aspect, heated towel rail, lighting.

Outside:
The front of the property offers a driveway with space for five vehicles including a car port, leading to the detached garage. The low maintenance, enclosed rear garden is mainly laid with chippings and the raised decking area is a perfect place for seating. There is a brand new 12' x 8' heavy duty shed which could be used as an office or summerhouse.

Garage:
16'6" x 8'2" (5.05m x 2.49m)
Power & lighting, up and over door, UPVC double glazed door into garage.

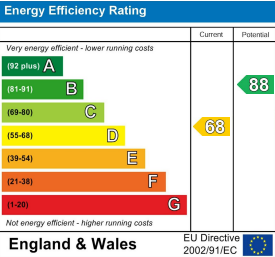
Area Map



Floor Plan



Energy Efficiency Graph



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