



2 Poolway Place

Coleford, Gloucestershire, GL16 8DF

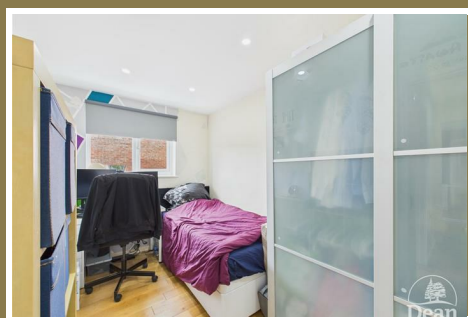
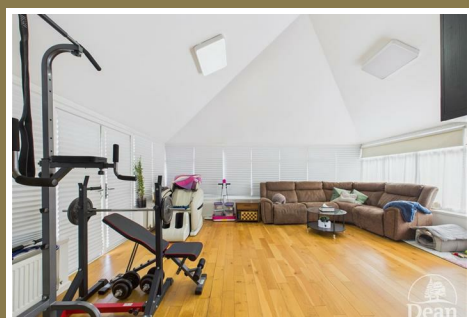
£290,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are thrilled to present to the market this versatile four bedroom detached family home situated in Coleford. This property boasts a fantastic size living room which is open plan into the dining room, a sizeable kitchen, large entrance hallway, downstairs cloakroom, and a downstairs bedroom which could also be an office. Upstairs is three sizeable bedrooms, the master with an en-suite, and a great sized family bathroom. Outside is a low maintenance wrap around garden, garage and ample off road parking.

Poolway Place is situated a very short walk away from Coleford town centre where you will find a variety of local amenities such as supermarkets, cafes, doctors, free houses, independent businesses, great bus links and woodland walks.

This property must be viewed!



Approached via UPVC double glazed front door into:

Entrance Porch:

5'1" x 4'9" (1.57m x 1.45m)

Door to entrance hallway & cloakroom, built in wardrobes, power & lighting, radiator, frosted UPVC double glazed window, consumer unit.

Cloakroom:

W.C., hand wash basin, extractor fan & lighting, radiator, frosted UPVC double glazed window.

Entrance Hallway:

13'2" x 13'1" (4.02m x 3.99m)

Double glazed UPVC window, radiator, door to bedroom four, kitchen & lounge.

Lounge:

17'8" x 15'5" (5.41m x 4.70m)

A range of UPVC double glazed windows, double UPVC doors to rear garden, TV point, radiator, power & lighting.

Dining Room:

12'7" x 12'5" (3.85m x 3.80m)

UPVC double glazed window, radiator, power & lighting.

Kitchen:

10'9" x 8'11" (3.29m x 2.73m)

A range of eye level and base units, space & plumbing for washing machine & tumble drier, gas hob with gas oven & extractor fan, sink with mixer tap, double glazed UPVC window, space for fridge/freezer, power & lighting, boiler, UPVC double glazed door to side access.

Bedroom Four:

9'9" x 9'0" (2.98m x 2.76m)

Double glazed UPVC window to front aspect, built in wardrobes, radiator.

Bedroom One:

20'0" x 9'0" (6.12m x 2.76m)

UPVC double glazed window to front aspect, built in wardrobes, door to en-suite, radiator, power & lighting.

En-Suite:

8'0" x 3'11" (2.44m x 1.21m)

Shower cubicle, frosted UPVC double glazed window, W.C., hand wash basin with shaver point & wall mounted mirror, lighting & extractor fan.

Bedroom Two:

12'1" x 9'2" (3.69m x 2.81m)

Double glazed UPVC window, power & lighting, radiator.

Bedroom Three:

11'11" x 7'1" (3.64m x 2.18m)

Double glazed UPVC window, power & lighting, radiator.

Bathroom:

8'10" x 6'1" (2.71m x 1.87m)

Shower cubicle with electric rainfall shower head, hand wash basin with built in storage, heated towel rail, W.C., frosted UPVC double glazed window, extractor fan & lighting.

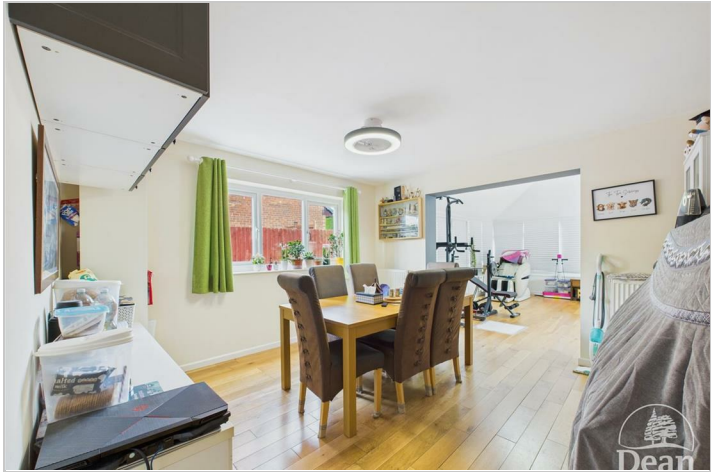
Outside:

To the front of the property there is a block paved driveway for ample off parking leading to the front of house and the garage. To the rear is an enclosed low maintenance garden laid with block paving.

Garage:

18'0" x 8'5" (5.49m x 2.57m)

Electric roller door, power & lighting.



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



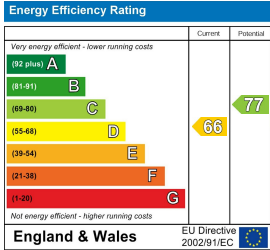
Floor Plan



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.

