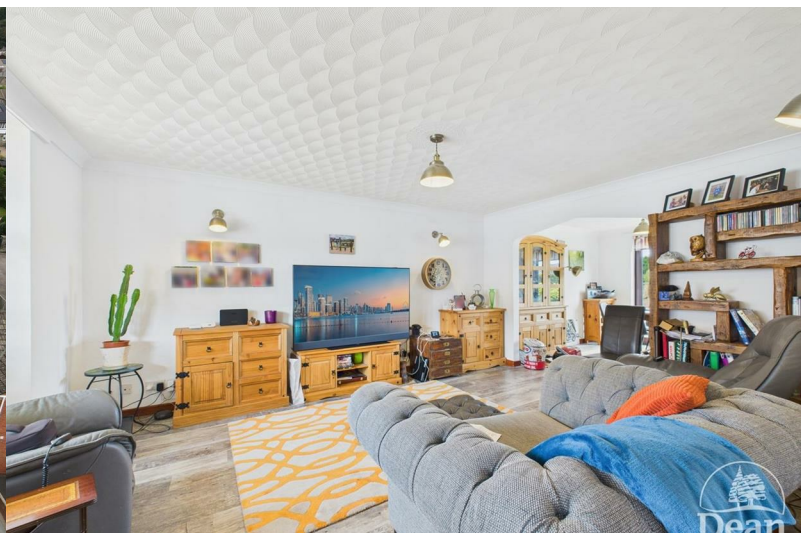




## 18 Machen Road

Broadwell, Coleford, Gloucestershire, GL16 7BU

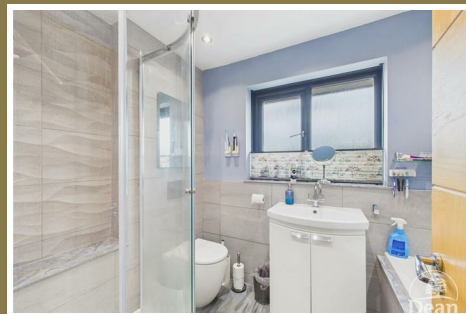
Offers Over £340,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this beautifully presented family home with garage & ample off road parking. The accommodation comprises of sizeable lounge leading into the dining room, kitchen with plenty of storage, handy cloakroom, separate utility room and rear porch downstairs. Upstairs there are three good sized bedrooms, two being double bedrooms, and a family bathroom with a separate bath and shower. Outside there is a low maintenance garden to the rear with space for seating to enjoy the vibrant and mature plants & shrubs. The property benefits from views of the fields to the rear.

The area of Broadwell is in a great location with excellent transport links of bus routes, and is close to woodland walks and two convenience stores. The town of Coleford is nearby with many amenities including doctors' surgeries, a library, independent shops and cafes, public houses and a cinema.



Accessed via part UPVC double glazed door into:

#### Entrance Hallway:

13'8" x 3'9" (4.17m x 1.15m)

Kardean flooring, stairs to first floor landing, understairs storage cupboard, double panelled radiator, doors to cloakroom, lounge & kitchen.

#### Lounge:

17'10" x 12'2" (5.44m x 3.73m)

Kardean flooring, UPVC double glazed large bay window with fitted wooden shutters to front aspect, power & lighting, TV points, double panelled radiator, opening to dining room.

#### Dining Room:

9'10" x 10'7" (3.00m x 3.23m)

Kardean flooring, UPVC double glazed patio doors to rear aspect, double panelled radiator, power & lighting, door to kitchen.

#### Kitchen:

12'5" x 9'9" (3.80m x 2.98m)

A range of base, wall and drawers units, newly fitted Quartz worktops with splashbacks, space & plumbing for dishwasher, built-in oven, induction hob and extractor fan, space for fridge/ freezer, power & lighting, stainless steel one and a half bowl single drainer sink unit with tap over and waste disposal, power & lighting, UPVC double glazed window to rear aspect, UPVC half glazed door to rear porch.

#### Rear Porch:

10'0" x 2'10" (3.05m x 0.88m)

UPVC double glazed windows to rear aspect, UPVC double glazed door giving access into garden, door to utility room.

#### Utility Room:

10'0" x 6'6" (3.05m x 1.99m)

Stainless steel single drainer sink unit with tap over, UPVC double glazed window to rear aspect, Valiant condensing boiler, space & plumbing for washing machine, space for dryer, power & lighting, door to garage.

#### Cloakroom:

6'2" x 3'2" (1.89m x 0.97m)

W.C., vanity wash hand basin unit with tap over, UPVC double glazed window to front aspect, extractor fan, lighting, heated towel rail, corian surfaces, tiled flooring, tiled walls.

#### First Floor Landing:

13'6" x 5'1" (4.14m x 1.57m)

Power & lighting, airing cupboard housing solar thermal tank, control panel for solar panel, loft access with fold away loft ladder and lighting, doors to all bedrooms & bathroom.

#### Bedroom One:

12'0" x 11'1" (3.67m x 3.40m)

UPVC double glazed window to front aspect, double panelled radiator, TV point, built-in double wardrobe with light, power & lighting.

### Bedroom Two:

11'5" x 11'1" (3.50m x 3.40m)

UPVC double glazed window to rear aspect, double panelled radiator, built-in double wardrobe with light, TV point, power & lighting.

### Bedroom Three:

8'6" x 6'9" (2.60m x 2.06m)

UPVC double glazed window to rear aspect, single panelled radiator, built-in double wardrobe with light, power & lighting.

### Bathroom:

7'9" x 5'6" (2.38m x 1.68m)

Oak door into this room, modern panelled bath with shower attachment over, W.C., wash hand basin with tap over & vanity unit under, generous sized quadrant shower with sliding door, built-in seat and mains

shower, two built-in toothbrush chargers, heated towel rail, UPVC double glazed obscured glass window to front aspect, extractor fan, insert ceiling spotlights.

### Outside:

The front of the property has a driveway leading to the garage and a pathway to the front door.

The rear gardens benefits from a patio area with stone chip borders, surrounded with wall to the rear aspect with fence panels to the sides, there is a double electric socket, outside tap and an outside light.

### Garage:

18'8" x 10'1" (5.69m x 3.09m)

Access via electric up and over door, power, lighting, storage above, shelves.



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.

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Tenanted Properties – 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



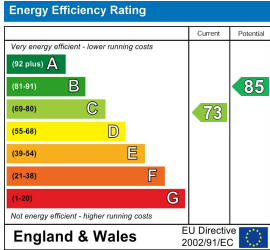
Floor Plan



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



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