



Rivendell Brecon Way

Edge End, Coleford, GL16 7EW

£399,950

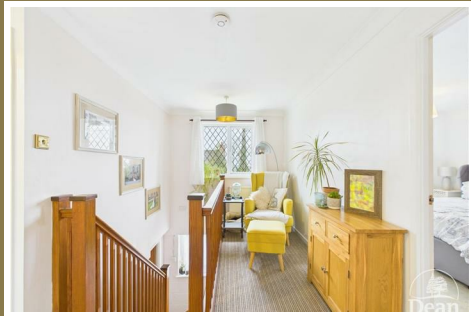


Nestled in the tranquil surroundings of Brecon Way, Edge End, Coleford, this charming detached house offers a perfect blend of modern living and rural serenity. With two/ three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are welcomed into a spacious hallway with doors to the lounge, kitchen, two bedrooms and the shower room, downstairs is a third bedroom or office.

The property benefits from a gym/ storage room downstairs along with off road parking and a garage.

Situated in Edge End, Coleford, there are many forestry walks on your doorstep, along with local amenities in the nearby town to include shops, cafes, supermarkets, a doctors surgery, GP surgeries and a cinema.



Entrance Porch:

4'10" x 11'8" (1.49m x 3.58m)

UPVC double glazed door, lighting.

Entrance Hallway:

UPVC double glazed window, single panelled radiator, loft access, stairs to the downstairs, Drayton thermostat, power and lighting.

Lounge:

17'4" x 13'7" (5.29m x 4.16m)

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

Kitchen:

8'2" x 11'8" (2.49m x 3.58m)

A range of base, wall and drawer units, single oven, four ring gas hob, extractor hood, stainless steel sink drainer unit, single panelled radiator, UPVC double glazed window, power and lighting.

Bedroom One:

10'11" x 11'9" (3.33m x 3.60m)

UPVC double glazed window, single panelled radiator, power and lighting.

Bedroom Two:

12'0" x 10'7" (3.66m x 3.23m)

UPVC double glazed window, double panelled radiator, power and lighting.

Shower Room:

6'1" x 5'5" (1.87m x 1.66m)

Corner shower, pedestal sink unit, W.C, single panelled radiator, UPVC double glazed window, lighting.

Downstairs Bedroom:

12'1" x 11'3" (3.69m x 3.44m)

UPVC double glazed French doors, single panelled radiator, storage cupboard, power and lighting.

Gym/Storage Room:

14'8" x 11'4" (4.48m x 3.46m)

Single panelled radiator, plumbing for a washing machine, boiler, power and lighting.

Outside:

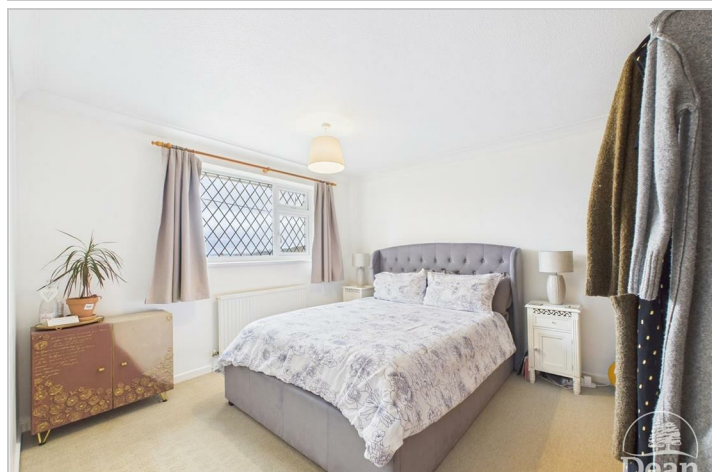
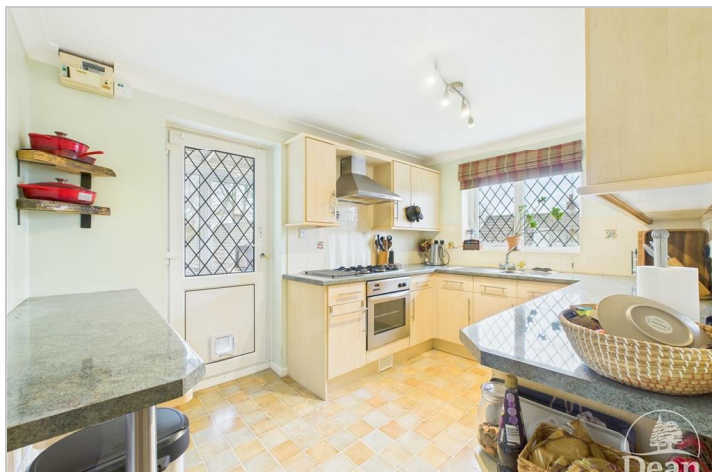
To the front is parking either side of the property, fenced front garden.

To the rear is mainly laid to lawn with patio area, outside tap.

Garage:

10'1" x 20'0" (3.08m x 6.12m)

Up and over door, power and lighting.



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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



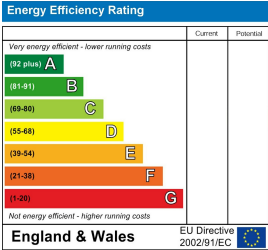
Floor Plan



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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