



FREEHOLD

£229,950



**OBERON, STAUNTON ROAD, COLEFORD, GLOUCESTERSHIRE,
GL16 8DW**

- DETACHED BUNGALOW
- LOUNGE
- SHOWER ROOM
- DOUBLE GLAZING
- CONVENIENT LOCATION
- TWO DOUBLE BEDROOMS
- KITCHEN
- GAS CENTRAL HEATING
- PRIVATE REAR GARDEN

www.kjtresidential.co.uk

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AN ATTRACTIVE AND WELL MAINTAINED, SPACIOUS TWO BEDROOMED DETACHED BUNGALOW IN A CONVENIENT LOCATION CLOSE TO THE TOWN CENTRE OF COLEFORD WITH ITS EXCELLENT RANGE OF FACILITIES.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye Valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: cinema, post office, banks, library, shops, 2 supermarkets, pubs and restaurants. Primary and secondary schooling with further education, leisure centre (at the college campus) and two separate golf courses.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Integral porch, door to -

Hall: Radiator, tiled floor.

Lounge: 16' 0" x 11' 6" (4.87m x 3.50m), Fire place with gas coal effect fire, window to front, radiator, glazed panel serving hatch.

Bedroom One: 11' 6" x 11' 3" (3.50m x 3.43m), Radiator, window to front.

Bedroom Two: 11' 3" x 10' 2" (3.43m x 3.10m), Radiator, window



Shower Room: Shower cubicle, wash hand basin, W.C., tiling to walls and floor, airing cupboard, window to rear, extractor.

Kitchen: 10' 2" x 9' 10" (3.10m x 2.99m), Base level unit, sink unit, gas boiler for central heating and domestic hot water, larder, radiator, tiling to floor and walls, serving hatch, fitted double oven, hob with hood over, breakfast bar, loft access, window to rear, door to side.

Outside: To the rear the gardens are private with a patio area, lawn, summerhouse and garden shed. To the front is a paved area.



Services: All main services connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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