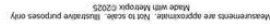
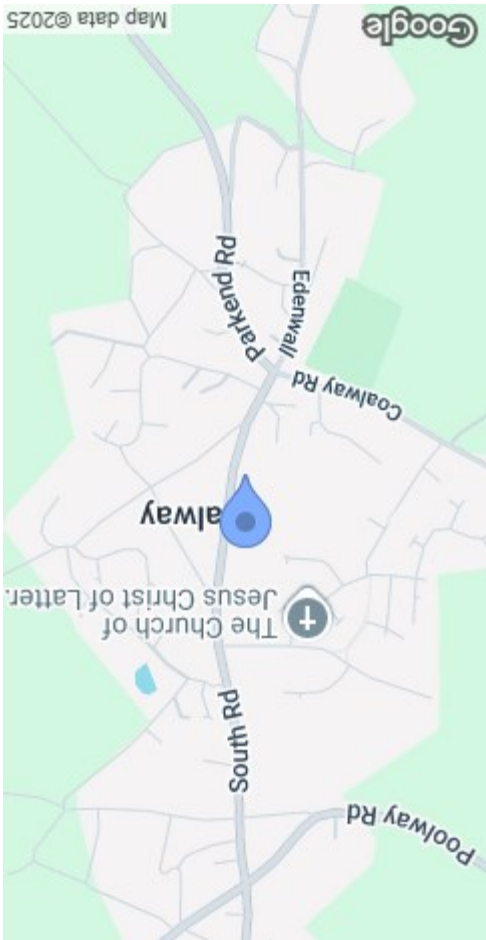
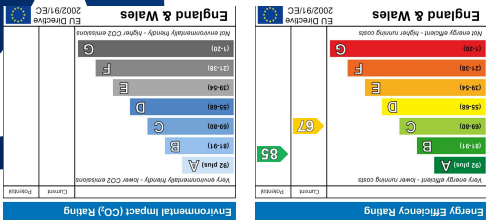


MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



GROUND FLOOR



11 Bayberry Place
Coalway, Coleford GL16 7HZ

£259,000

TWO-BEDROOM DETACHED BUNGALOW has been EXTENDED to offer GENEROUSLY PROPORTIONED accommodation, featuring a SPACIOUS OPEN-PLAN KITCHEN and DINING AREA. SLIDING DOORS open directly onto the WESTERLY FACING GARDEN, creating a SEAMLESS FLOW between INDOOR and OUTDOOR LIVING – perfect for ENTERTAINING or enjoying EVENING SUNSHINE.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public House, Post Office, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



The property is accessed via a partly double glazed frosted upvc door into:

ENTRANCE HALLWAY

Power points, radiator, airing cupboard housing the Worcester combi boiler, access to loft space via a drop down ladder (loft has power and lighting, partly boarded and insulated) Door into:

LOUNGE

14'07 x 11'05 (4.45m x 3.48m)

Radiator, power points, TV point, coving, feature fireplace with inset electric fire, front aspect upvc double glazed window.

KITCHEN

13'05 x 8'11 (4.09m x 2.72m)

Recently fitted kitchen comprising of a range of wall, base and drawer mounted units, rolled edge worktops, single bowl single drainer ceramic sink unit with mixer tap over, integrated appliances to include double oven, four ring electric hob with cooker hood above, fridge, freezer, dishwasher, washing machine, space for tumble dryer, power points, appliance points, tiled walls, radiator, side aspect upvc double glazed window. Double glazed upvc door out to the garden. Opening into:

DINING ROOM

9'07 x 9'02 (2.92m x 2.79m)

Radiator, power points, TV point, coving, rear aspect upvc double glazed window. Side aspect upvc double glazed sliding doors out onto the patio.

BEDROOM 1

11'05 x 10'04 (3.48m x 3.15m)

Radiator, power points, built in wardrobes, coving, rear aspect upvc double glazed window.

BEDROOM 2

11'01 x 8'11 (3.38m x 2.72m)

Radiator, power points, coving, front aspect upvc double glazed window.

SHOWER ROOM

Suite comprising shower unit, W.C, pedestal wash hand basin and heated towel rail.

OUTSIDE

The property has gated access to the driveway providing off road parking for multiple cars which in turn leads to the timber garage/workshop. The front garden is mostly laid to lawn with mature shrubs and flower borders and enclosed by fencing surround and an outside tap.

REAR GARDEN

The rear garden enjoys a westerly aspect, capturing the afternoon and evening sun. It is predominantly laid to patio, offering a low-maintenance outdoor space, complemented by attractive raised vegetable beds and a handy garden shed.

SERVICES

Mains electric, mains gas, mains water, mains drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford Town Centre proceed to the traffic lights and turn right signposted to Lydney/Chepstow. Take the first turning left onto Lords Hill and continue along passing Bells Golf course on your right, at the next cross roads turn left and continue along where the property can be found on the left hand side via our for sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

