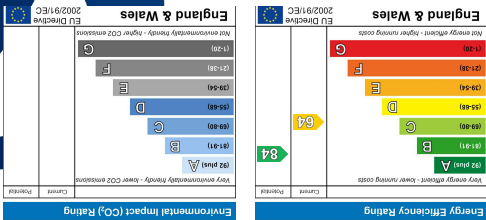


MISREPRESENTATION DISCLAIMER

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.

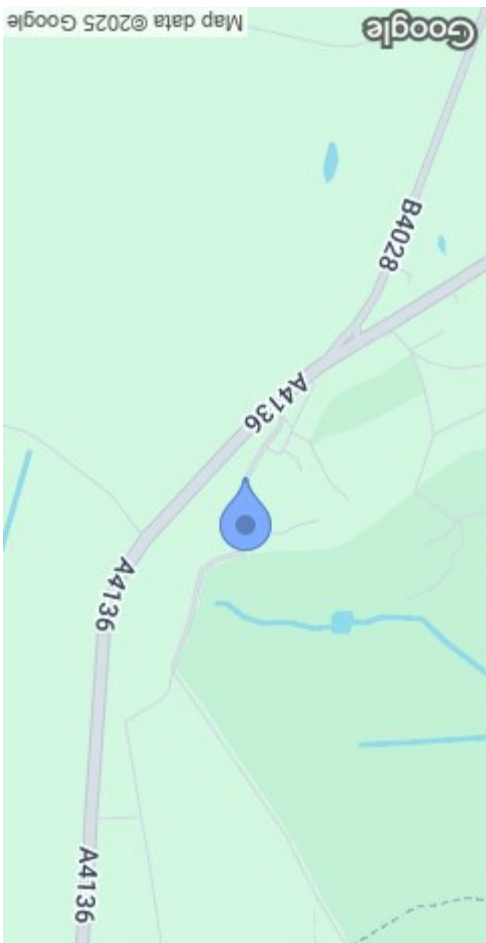


Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR

1ST FLOOR



Bramble Cottage Beech Well Lane
Edge End, Coleford GL16 7HA

£359,000

In the highly sought-after and tranquil location of Edge End, just outside of Coleford, this well presented three-bedroom detached cottage offers a perfect blend of character and comfort. Inside, the spacious lounge provides a welcoming atmosphere, seamlessly flowing into a generous kitchen and dining area—an ideal space for entertaining family and friends.

Upstairs, you'll find three double bedrooms, with the master suite featuring a private en-suite bathroom.

Externally, the stunning terraced front gardens create an inviting first impression, offering picturesque views of surrounding woodland. The property also benefits from a large workshop.

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, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



The property is accessed via partly glazed door leading into:

LOUNGE
10'02 x 17'11 (3.10m x 5.46m)

Two front aspect double glazed upvc windows, feature wood burner with surround, exposed wood beams, radiator, power points, door giving access to first floor landing, inset ceiling spotlights, wooden thumb latch door giving access into:

DINING ROOM
12'08 x 17'04 (3.86m x 5.28m)

Side aspect double glazed upvc window, radiator, power points, several cupboard spaces with hanging and shelving options within, inset ceiling spotlights, opening giving access into:

KITCHEN
5'09 x 15'04 (1.75m x 4.67m)

Front and side aspect double glazed upvc windows, side aspect stable door which gives access out to the side garden. Range of wall, drawer and base mounted units, built in oven, hob and extractor fan, Belfast sink with tap over, space for fridge/ freezer, Glow-worm boiler, exposed ceiling beams, inset ceiling spotlights.

From the dining room, door giving access into:

BATHROOM
7'03 x 8'09 (2.21m x 2.67m)

Rear aspect double glazed upvc frosted window, panelled bath with taps over and shower attachment above, close coupled w.c, sink with tap over, radiator, inset ceiling spotlights, extractor fan.

From the lounge, stairs giving access to first floor landing.

FIRST FLOOR LANDING

Large stunning exposed stone staircase with side aspect double glazed upvc window, airing cupboard space with radiator inside, loft access space, radiator, thumb latch doors giving access into all bedrooms.

BEDROOM ONE
9'10 x 17'07 (3.00m x 5.36m)

Two side aspect double glazed upvc windows which gives stunning side aspect

outlook to far reaching countryside, two large radiators, power points, tv point, built in wardrobes with hanging and shelving options, thumb latch door giving access into:

EN-SUITE
2'05 x 8'04 (0.74m x 2.54m)

Side aspect double glazed upvc frosted window, walk in shower with shower attachment above, extractor fan, inset ceiling spotlights, sink with tap over, close coupled w.c.

BEDROOM TWO
7'07 x 10'01 (2.31m x 3.07m)

Rear aspect double glazed upvc window, radiator, built in wardrobe space with hanging and shelving options.

BEDROOM THREE
11'05 x 18'00 max (3.48m x 5.49m max)

'L' shaped room. Two front aspect double glazed upvc windows, two radiators, power points, two built in wardrobes with hanging and shelving options.

OUTSIDE

To the front of the property there is a terraced garden which comprises of a garage/ workshop space, pond, laid to lawn areas, pathway leading up to the front door, garden shed, steps leading up to a gravelled area.

To the side of the property is patio paving slabs and gives access into the rear garden which is a small courtyard space.

GARAGE/ WORKSHOP
11'09 x 19'01 (3.58m x 5.82m)

Accessed via double wooden doors, power and lighting, side aspect wooden door.

SERVICES

Mains electric, Mains water, Mains gas, 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: D
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, go straight ahead at the traffic lights and head towards Mile End. At the traffic lights, continue straight on to Edge End Road and continue along until reaching Edge End. Turn right at the junction and then take the slip road left onto Chapel Walk continue along this road onto Beech Well Lane where the property can be found on your 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)

AGENTS NOTE

Please note that some of the marketing images are virtually staged.

Awaiting Vendor Approval (Coleford)

These details are yet to be approved by the vendor. Please contact the office for verified details.

