



## Wood Road Mile End, Coleford, GL16 7DE

£339,950



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this rarely available, beautifully presented home with NO ONWARD CHAIN. The accommodation comprises of a brand new modern kitchen with integrated appliances and a breakfast bar, brand new utility room, sizeable lounge and dining room, two double bedrooms and a great sized bathroom. Outside is a large garden with a garage and off road parking. There is also an electric car charging point.

Wood Road is situated close to woodland walks, convenience stores, a post office and great bus links, there are also schools nearby. Coleford town center is just a short walk away where you will find a large range of local amenities such as supermarkets, cafes, doctors, dentists, free houses, independent businesses and much more.



#### Entrance Porch:

4'4" x 3'4" (1.34m x 1.04m)

Frosted door into entrance hallway.

#### Entrance Hallway:

4'5" x 3'5" (1.36m x 1.05m)

Doors to lounge and dining room, stairs to first floor landing, power & lighting.

#### Lounge:

12'0" x 11'3" (3.66m x 3.43m)

Feature gas fireplace, double glazed UPVC bay window to front aspect, radiator, door to kitchen & entrance hallway.

#### Dining Room:

12'4" x 11'10" (3.76m x 3.63m)

Double glazed UPVC bay window to front aspect, radiator, door to kitchen & entrance hallway.

#### Kitchen:

12'6" x 11'3" (3.83m x 3.43m)

A range of eye level and base units, double glazed UPVC windows to side & rear aspect, smart electric Roman blinds, integrated appliances, gas combi boiler, electric hob with extractor fan, electric eye level oven, one and a half bowl sink with mixer tap, under cabinet lighting.

#### Utility Room:

11'9" x 7'0" (3.60m x 2.15m)

A range of base units, space & plumbing for washing machine and tumble drier, smart electric Roman blinds, UPVC door to rear garden, UPVC double glazed window to rear aspect, stainless steel sink with mixer tap, power & lighting.

#### First Floor Landing:

Double glazed UPVC window to side aspect, doors to bedrooms & bathroom, loft access, smoke alarm, radiator, power & lighting.

#### Bedroom One:

12'1" x 11'3" (3.70m x 3.44m)

UPVC double glazed window to front aspect, radiator, power & lighting, storage cupboard.

#### Bedroom Two:

12'0" x 11'6" (3.67m x 3.53m)

UPVC double glazed window to front aspect, radiator, power & lighting, storage cupboard.

#### Bathroom:

12'5" x 9'3" (3.79m x 2.82m)

Double glazed UPVC window to rear aspect, corner bath with electric shower, W.C., hand wash basin with wall mounted mirror above, radiator, airing cupboard, lighting.

## Outside:

As you approach the garden you are met with a small patio area, with stepping stones leading you down to the bottom of the garden. The garden is laid to lawn with mature shrubs, a wooden shed, and another large patio area where you get the sun all day. You have outside electric sockets, a water tap, access to the parking to the rear, and a large garage.

## Garage:

20'1" x 9'4" (6.13m x 2.86m)

Car pit, power, lighting and wi-fi. Barn doors to

parking. Electric car charging point. Door to storage room.

## Storage Room:

6'2" x 7'7" (1.88m x 2.32m)



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Tenanted Property – 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



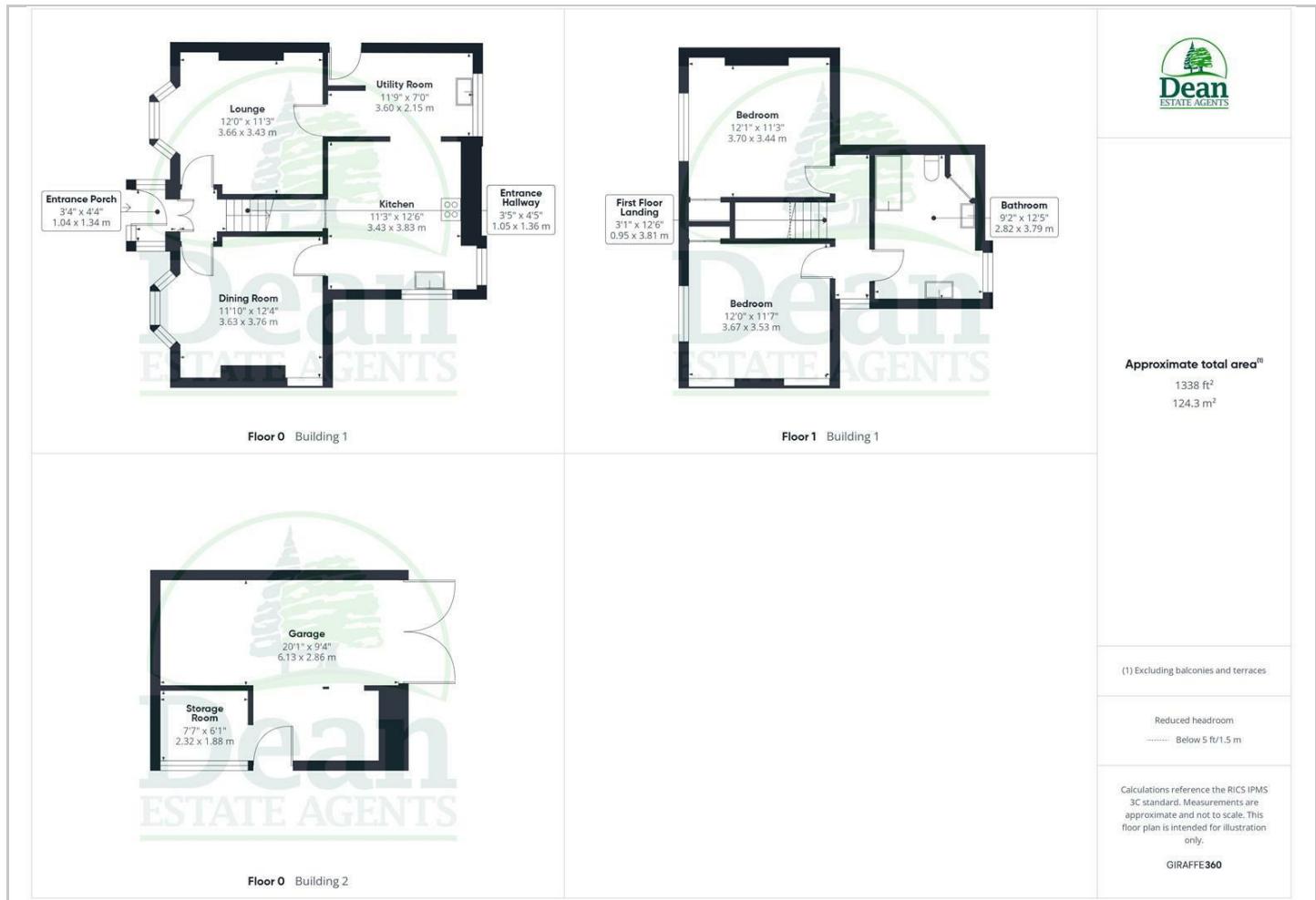
## Hybrid Map



## Terrain Map



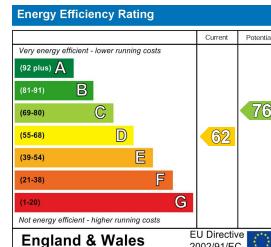
## Floor Plan



## 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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