



The Haven, Old Road

Coalway, Coleford, Gloucestershire, GL16 7JN

£290,000



A spacious detached bungalow situated on a generous plot, offering fantastic potential and versatile single-level living in a desirable residential setting. Benefitting from ample off-road parking, a detached garage and wrap-around gardens, this well-maintained home is ideal for those seeking comfortable accommodation with excellent outdoor space.

The property is approached via gated access leading to a large driveway providing parking for multiple vehicles, alongside a detached garage with power and lighting. The front garden is mainly laid to lawn with pathway access surrounding the property, while the rear garden enjoys a spacious lawned area, patio seating space and raised flower beds, creating an excellent setting for outdoor enjoyment and entertaining.

Internally, the accommodation comprises a welcoming entrance hallway providing access to all rooms. The spacious lounge is light and airy, featuring dual aspect windows and a charming fireplace creating a cosy focal point. The fitted kitchen offers a range of modern wall and base units, integrated oven and hob, ample worktop space and direct access out to the garden. There are two generously sized double bedrooms, both offering pleasant outlooks and built-in storage, alongside a modern shower room fitted with a walk-in shower.

The Haven is situated in Coalway where you will find many local amenities such as a village shop, post office, primary school, free houses and fantastic bus links. Coalway is just a short walk away from the town of Coleford where you will find a large variety of supermarkets, free houses, cafes, independent businesses, doctors surgeries and much more.



Approached via UPVC double glazed front door into:

Entrance Hallway:

3'0" x 15'3" (0.92m x 4.67m)

Single panelled radiator, storage cupboard, loft access, heating thermostat, smoke alarm, power & lighting.

Kitchen:

12'9" x 9'10" (3.90m x 3.02m)

A range of base, wall and drawer units, one and a half bowl sink, single integrated oven, 4 ring gas hob, extractor hood, space for fridge/freezer, space & plumbing for washing machine, space & plumbing for tumble dryer, Worcester boiler, mains consumer unit, UPVC double glazed window, UPVC double glazed door, double panelled radiator, power & lighting.

Lounge:

15'11" x 11'11" (4.87m x 3.65m)

UPVC double glazed windows, double panelled radiator, tv point, gas fire, power & lighting.

Bedroom One:

10'4" x 10'9" (3.17m x 3.30m)

UPVC double glazed window, double panelled radiator, fitted storage cupboards with hanging rail, power & lighting.

Bedroom Two:

10'4" x 8'8" (3.17m x 2.66m)

UPVC double glazed window, double panelled radiator, fitted storage cupboards with hanging rail, power & lighting.

Shower Room:

6'0" x 6'4" (1.83m x 1.94m)

Corner shower with sliding doors, vanity sink unit, W.C., bidet, UPVC double glazed window, lighting, heated towel rail.

Outside:

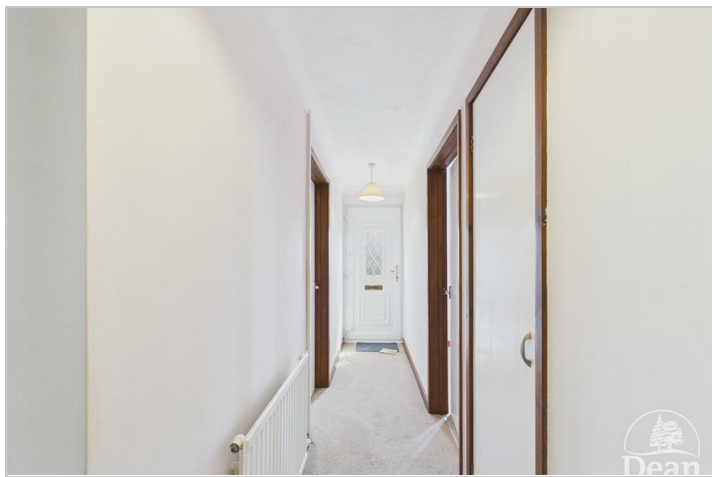
To the front of the property is a lawned section, parking for multiple vehicles with gated entrance and path to front door.

To the rear is a patio area, lawned section with fenced boundaries.

Garage:

9'6" x 17'0" (2.90m x 5.20m)

Electric up & over door, power & 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

Floor 0 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾

805 ft²
74.7 m²

(1) Excluding balconies and terraces

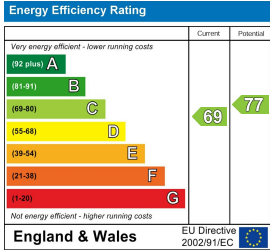
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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