



FREEHOLD

£295,000



29 MUSHET PLACE, COLEFORD, GL16 8HS

- TWO BEDROOMS
- BATHROOM
- OPEN PLAN LIVING AREA
- UTILITY
- OFFICE
- GARDENS
- OFF ROAD PARKING
- CLOSE TO TOWN CENTRE
- NO ONWARD CHAIN

www.kjtresidential.co.uk

29 MUSHET PLACE, COLEFORD, GL16 8HS

AN ESTABLISHED QUIET CUL DE SAC LOCATION ON THE EDGE OF TOWN WITH EASY ACCESS TO COLEFORD TOWN AND ITS AMENITIES FOR THIS DETACHED TWO BEDROOM BUNGALOW - VACANT WITH NO ONWARD CHAIN

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

ENTRANCE HALL:

Radiator, storage cupboard housing wall mounted gas fire Worcester combi boiler (hot water and central heating).

OPEN PLAN LIVING AREA: 19' 0" x 18' 0" (5.79m x 5.48m), KITCHEN SPACE: Base and eye level storage units, with worktop space, tiled splash backs, single drainer sink unit, fitted electric oven and hob, radiator. LIVING/DINING AREA: French doors to conservatory.



BEDROOM ONE: 14' 10" x 10' 0" (4.52m x 3.05m), Window to front and radiator.

BEDROOM TWO: 10' 0" x 10' 8" (3.05m x 3.25m), Window to front, radiator.

BATHROOM: Three piece suite comprising of paneled bath, with shower over, wash hand basin, WC, fully tiled walls and floor, radiator.



Conservatory: 12' 0" x 9' 0" (3.65m x 2.74m), maximum, Part glazed, radiator, tiled floor.

OUTSIDE: generous lawn area to front with tarmacadam driveway proving parking in tandem for several vehicles, gates providing enclosed access for further parking and garden area with patio and lawn.

Original garage converted: to office space: 8'6 x 6'9 leaving into utility with single drainer stainless steel sink unit, plumbing for automatic washing machine, space for tumble dryer and fridge freezer. Garden storage area to the front approximately 4ft deep.

SERVICES: All mains. Gas central heating. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED. VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

DIRECTIONS: From our Coleford office, proceed up the hill and over the mini roundabout and take the 2nd turning right, and follow the road and the property can be found on your left hand side.



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.

01594 833333

Ground Floor

Approx. 82.3 sq. metres (885.4 sq. feet)



Total area: approx. 82.3 sq. metres (885.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

PASSIONATE
ABOUT
Property
SINCE 1982