

**Dean**  
ESTATE AGENTS



Poppy Field, Holcot Close, Coleford, GL16 7FF

£995 Per Month





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# 30 Poppy Field, Holcot Close

Coleford, GL16 7FF

- DOUBLE FRONTED HOUSE
- MASTER BEDROOM WITH EN-SUITE
- MODERN KITCHEN/DINER
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- SPACIOUS LOUNGE
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING
- MUST BE VIEWED!

Dean Estate Agents are excited to offer to the rental market this beautifully presented, double fronted property.

Comprising of spacious entrance hallway leading to the lounge, perfect for entertaining guests or relaxing with friends and family. The heart of this home is the modern kitchen/diner.

Upstairs offers three sizable bedrooms, the master bedroom with an en-suite bathroom. The property also features a family bathroom and a handy downstairs cloakroom, ensuring convenience for all.

The rear garden, which is mainly laid to lawn, backs onto fields, with a patio area to enjoy summer days. Additionally there is parking available for two vehicles.



Approached via UPVC double glazed front door into:

Entrance Hallway:

Lounge:

Kitchen/Diner:

Cloakroom:

First Floor Landing:

Bedroom One:

En-Suite:

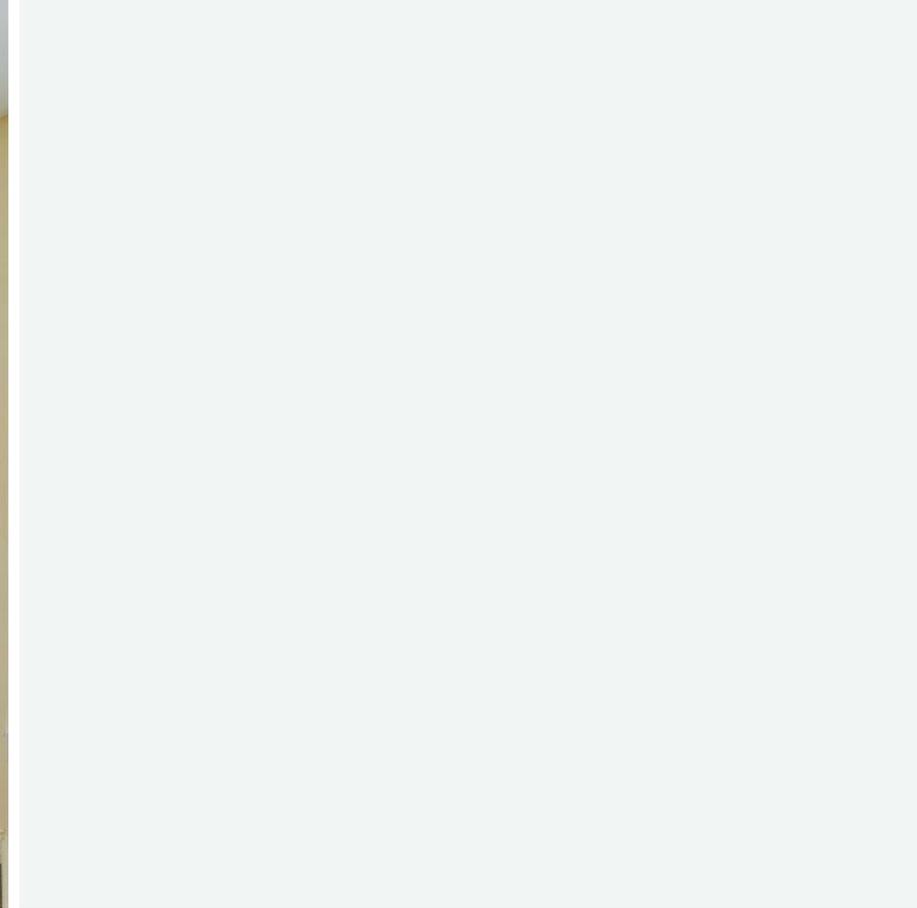
Bedroom Two:

Bedroom Three:

Bathroom:

Outside:





Directions

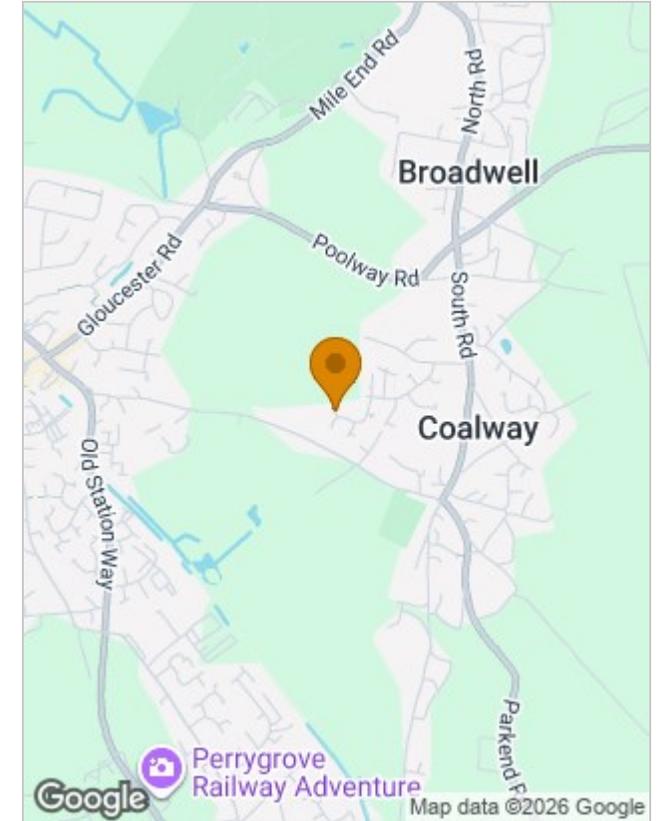




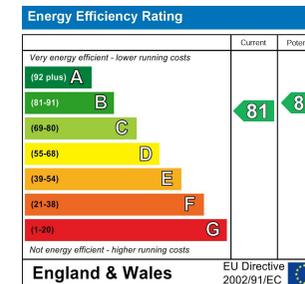
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.