



## Edenwall

Coalway, Coleford, GL16 7HN

£350,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this charming double fronted family home dating back to 1910, occupying a generous and private plot approaching a quarter of an acre. This characterful detached cottage offers three well-proportioned bedrooms, spacious ground floor living accommodation to include two reception rooms, kitchen, utility room, downstairs bathroom and conservatory. There is ample off road parking for several vehicles and the beautifully maintained, level gardens provide a wonderful outdoor space ideal for families and keen gardeners alike.

Tucked just outside the heart of Coleford, Coalway is a popular residential village known for its friendly community feel and excellent day-to-day convenience. The area offers a great balance of "close to everything" living while still being surrounded by the woodland and countryside that makes the Forest of Dean so special.

Coalway is well placed for commuting and local travel, with easy access into Coleford for shops, cafés and supermarkets, and straightforward routes towards Lydney, Monmouth and Gloucester. For outdoor lovers, you're never far from scenic dog walks, cycling routes and beautiful forest trails, while families appreciate the range of nearby schooling and amenities.



Approached via UPVC double glazed front door into:

#### Entrance Hallway:

3'3 x 2'11 (0.99m x 0.89m)

Stairs to the first floor landing, doors to the lounge & dining room, smoke alarm, lighting.

#### Lounge:

11'11 x 13'5 (3.63m x 4.09m)

Feature fireplace with surround mantel, radiator, TV point, power & lighting, front aspect UPVC double glazed window.

#### Dining Room:

12 x 11'1 (3.66m x 3.38m)

Radiator, power & lighting, front aspect UPVC double glazed window, door to kitchen.

#### Kitchen:

8'9 x 11 (2.67m x 3.35m)

A range of base, wall and drawer mounted units, space for oven with built-in extractor fan, 1 & a half stainless steel sink with drainer unit, space for dishwasher, space for under-counter fridge/freezer, radiator, power & lighting, rear aspect UPVC double

glazed window, side aspect wooden door to the rear porch, door into utility room.

#### Utility Room:

3'2 x 4'10 (0.97m x 1.47m)

Cupboard space with plumbing for washing machine & tumble dryer, storage above access & door to bathroom, lighting, radiator.

#### Downstairs Bathroom:

9'3 x 7'2 (2.82m x 2.18m)

Panelled bath, corner shower unit with mains shower attachment, close-coupled W.C., wash hand basin, radiator, shaver point, extractor fan, lighting, rear aspect UPVC double glazed frosted window.

#### Rear Porch:

9'3 x 5'5 (2.82m x 1.65m)

Power & lighting, side aspect UPVC double glazed window, side aspect UPVC double glazed frosted door leading out to the garden, wooden door into conservatory.

#### Conservatory:

7'4 x 15'11 (2.24m x 4.85m)

UPVC glass roof, rear & side aspect UPVC double glazed windows, UPVC double glazed sliding door

leading out to the garden, cupboard space, power & lighting.

**First Floor Landing:**

Loft access, step up to bedroom doors.

**Bedroom One:**

12 x 11'2 (3.66m x 3.40m )

Built-in wardrobe space, radiator, power & lighting, front aspect UPVC double glazed window.

**Bedroom Two:**

11'11 x 10'11 (3.63m x 3.33m)

Radiator, power & lighting, front aspect UPVC double glazed window.

**Bedroom Three:**

9'1 x 11 (2.77m x 3.35m)

Radiator, power & lighting, built-in cupboard housing the Worcester combi boiler, rear aspect UPVC double glazed window.

**Outside:**

To the front of the property there is a low maintenance gravelled section with a pathway leading to the front door, there is gated access to ample off road parking for several vehicles to the side which leads to the rear garden.

The private, enclosed rear garden is mainly laid to lawn with pathways, there are several mature fruit trees growing, an outbuilding for storage and gated access to the rear into the playing fields.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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



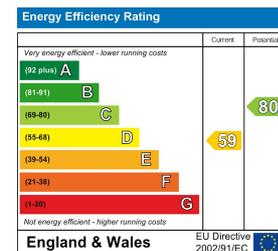
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.