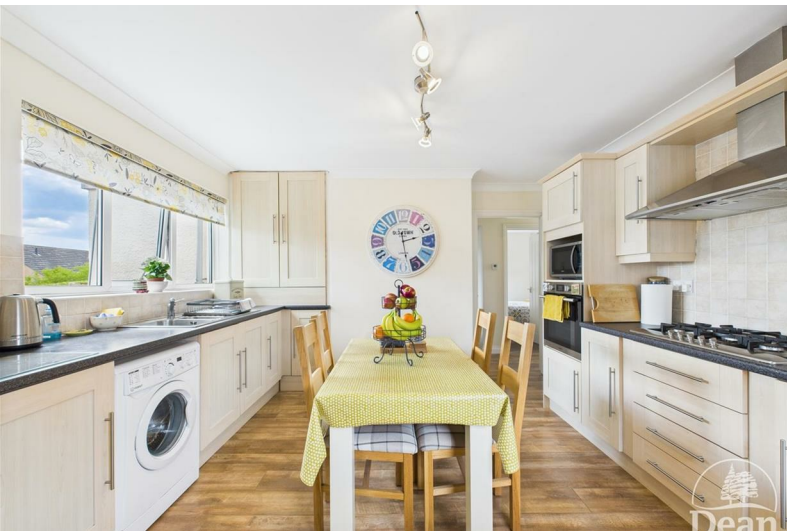




23 Woodgate Road

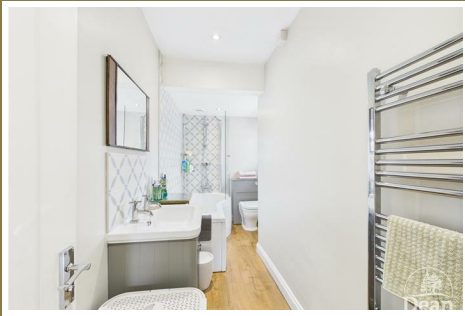
Mile End, Coleford, Gloucestershire, GL16 7QQ

£325,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer for sale this impeccable two bedroom detached bungalow with the added benefit of a further third bedroom to the rear or more suitable separate dining room. The rooms are spacious and comprise of a lounge, two bedrooms, shower room and a lovely kitchen to the rear. The gardens are level, the plot offers plenty of parking and must be viewed.

Woodgate Road is situated in Mile End, just outside of Coleford town centre. Mile End offers excellent woodland walks and good bus links throughout Gloucestershire and into Wales. Here, you are just a short walk away from the town of Coleford where you will find a variety of local amenities such as supermarkets, doctors surgeries, cafes, free houses, independent businesses and much more!



Approached via UPVC double glazed front door into:

Entrance Hallway:

13'11" x 2'11" (4.24 x 0.89)

Radiator, access to loft space, power points, doors to lounge, kitchen, two bedrooms and bathroom.

Lounge:

15'8" x 13'9" (4.78 x 4.19)

Radiators, power & lighting, TV point, front aspect UPVC double glazed bay window.

Kitchen:

12'1" x 12'1" (3.68 x 3.68)

A range of fitted wall, base and drawer mounted units, built in Hotpoint oven, five ring gas hob with cooker hood above, space & plumbing for washing machine, radiator, one and a half bowl single drainer sink unit with mixer tap over, laminate flooring, cupboard housing the gas fired central heating boiler, track spotlighting, power & lighting, rear aspect UPVC double glazed window, door into utility room and bedroom three/dining room.

Utility Room:

7'2" x 3'1" (2.18 x 0.94)

Power & lighting, extractor fan, space for fridge/freezer, space for tumble dryer, side aspect UPVC double glazed obscure window.

Dining Room/Bedroom Three:

10'7" x 8'2" (3.23 x 2.49)

Power & lighting, radiator, rear aspect UPVC double glazed patio doors leading out to the garden.

Bedroom One:

10'7" x 10'8" (3.23 x 3.25)

Radiator, power & lighting, front and side aspect UPVC double glazed windows.

Bedroom Two:

10'4" x 9'6" (3.15 x 2.90)

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

Bathroom:

12'6" x 3'10" (3.81 x 1.17)

White suite comprising bath with tiled surrounds,

W.C., vanity unit with built in wash hand basin, corner shower cubicle with Mira shower attachment, extractor fan, wall mounted heated towel rail, radiator, inset ceiling spotlights, side aspect UPVC double glazed obscure window.

Outside:

Double gates give access to parking for several vehicles, level lawned areas, flower borders with various trees, shrubs and bushes, patio/seating area, driveway leads to the garage, all enclosed

by a fenced surround. Access to the rear courtyard area is from the driveway providing a very private seating area.

Garage:

Accessed via an up and over door.



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.

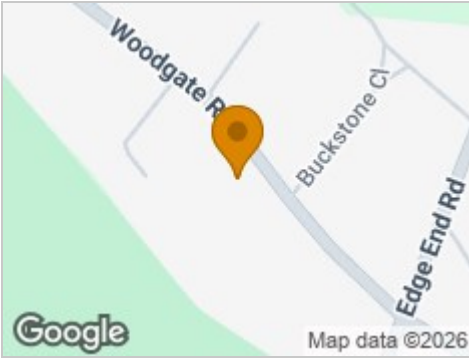
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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



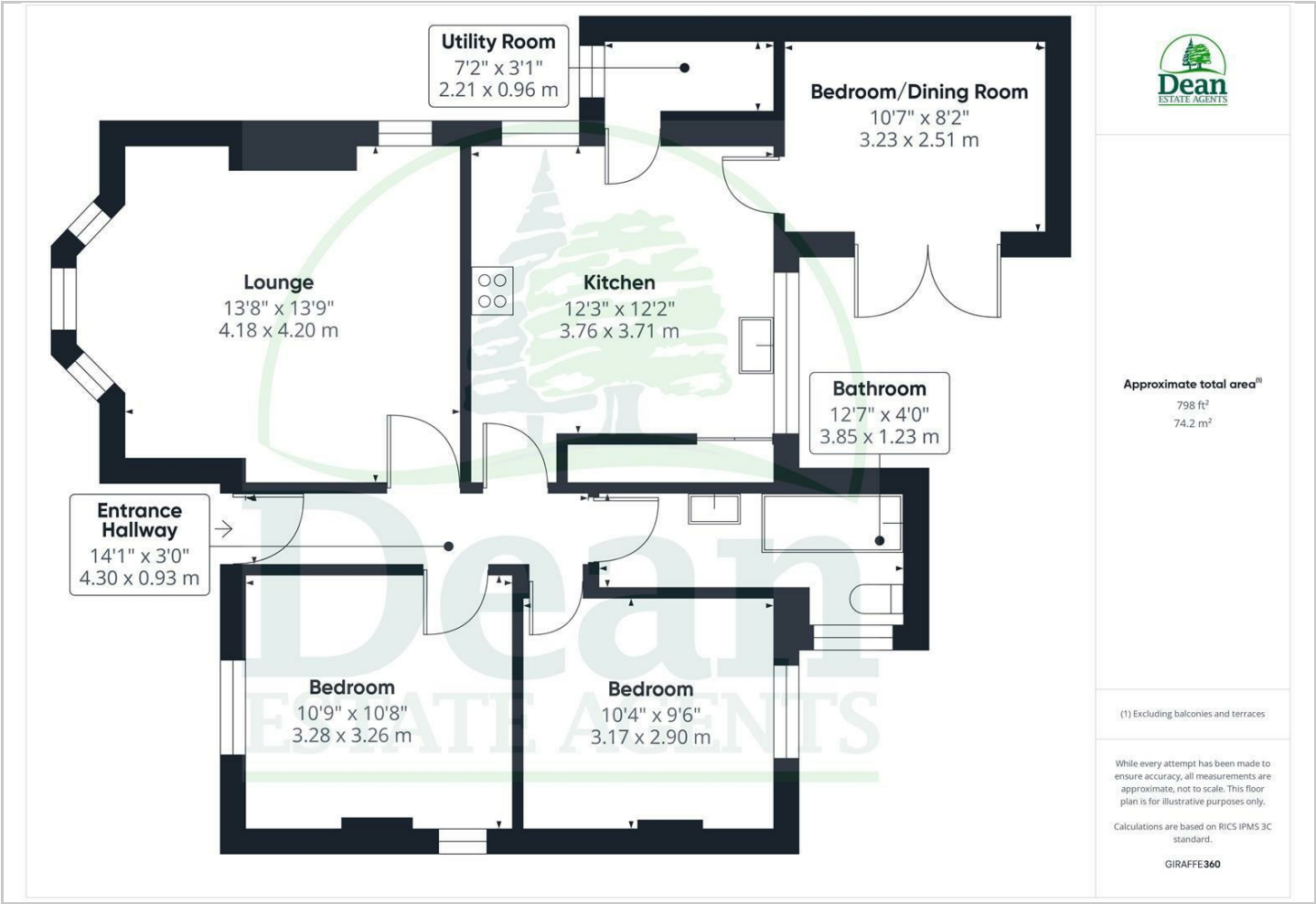
Hybrid Map



Terrain Map



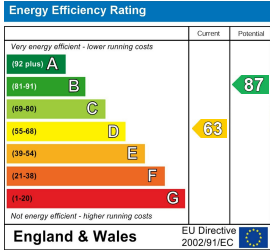
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

