Dean
ESTATE AGENTS

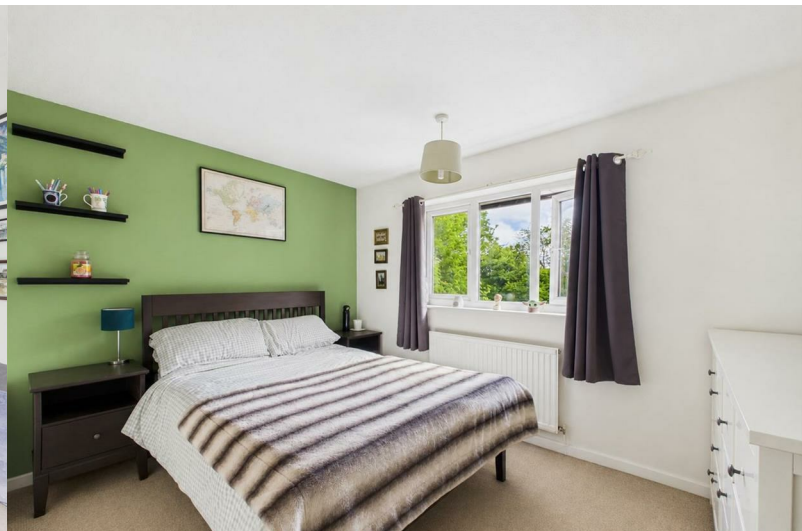
Tel: 01594 835751
Email: coleford@deanestateagents.co.uk

Domby Close

Coleford, Gloucestershire, GL16 8HZ

Offers Over £200,000

2 1 2 D



A well presented home, offering bright and comfortable accommodation throughout, situated within a popular residential location. The property benefits from a spacious open-plan lounge/dining room, a modern fitted kitchen, conservatory overlooking the rear garden, two bedrooms and a contemporary bathroom.

To the front, the property is approached via a low-maintenance gravelled garden with pathway leading to the entrance door, whilst to the side is ample off-road parking for multiple vehicles. The enclosed rear garden enjoys a good degree of privacy and is mainly laid to lawn with patio seating areas, making it an ideal space for relaxing or entertaining. The property also benefits from useful outside storage and gated side access.

Internally, the home is light and airy throughout, with the lounge/dining room providing an excellent social space with direct access into the conservatory and garden beyond. The kitchen is fitted with a range of modern wall and base units, whilst upstairs the bedrooms are well proportioned and served by a stylish family bathroom.

This property would make an ideal first-time purchase, investment opportunity or home for those looking to downsize whilst still benefiting from outside space and parking.

Approached via composite door into:

Entrance Porch:
Glass panelled door to entrance hallway.

Entrance Hallway:
Laminate flooring, stairs to first floor landing, single panelled radiator, thermostat for central heating, opening to kitchen, opening into lounge, power & lighting.

Kitchen:
A range of base units & wall units, sink unit with mixer tap, UPVC double glazed front aspect window, spotlights, laminate flooring, space & plumbing for washing machine, electric cooker point, digital controls for central heating, power & lighting.

Lounge:
Panelled radiator, UPVC double glazed double patio doors to conservatory, understairs cupboard, TV aerial point, power & lighting.

Conservatory:
UPVC double glazed conservatory with door to gardens, laminate flooring.

First Floor Landing:
Loft access, doors to both bedrooms & bathroom, lighting.

Bedroom One:
UPVC double glazed window to rear aspect, panelled radiator, power & lighting.

Bedroom Two:
UPVC double glazed window to front aspect, built-in double wardrobe & further storage cupboard, panelled radiator, power & lighting.

Bathroom:
Panelled bath with electric shower over, W.C., UPVC obscured double glazed window to side aspect, vanity unit with inset sink unit, heated towel rail, lighting.

Outside:

To the front, the property is approached via a low-maintenance gravelled garden with a pathway leading to the entrance door, complemented by mature hedging providing a good degree of privacy.

The rear garden is enclosed by fencing and designed for ease of maintenance, featuring a patio seating area, lawned section and a pleasant conservatory overlooking the garden, creating an ideal space for relaxing or entertaining. The property also benefits from gated side access and an attached outside storage area. To the rear of the garden is a gravelled driveway offering off-road parking for two vehicles.

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

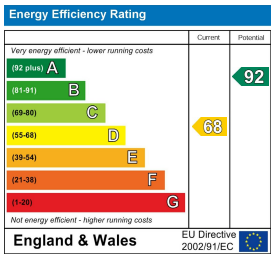
Terrain Map

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.

14 St John Street, Coleford, Gloucestershire, GL16 8AR
Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk

The Property Ombudsman