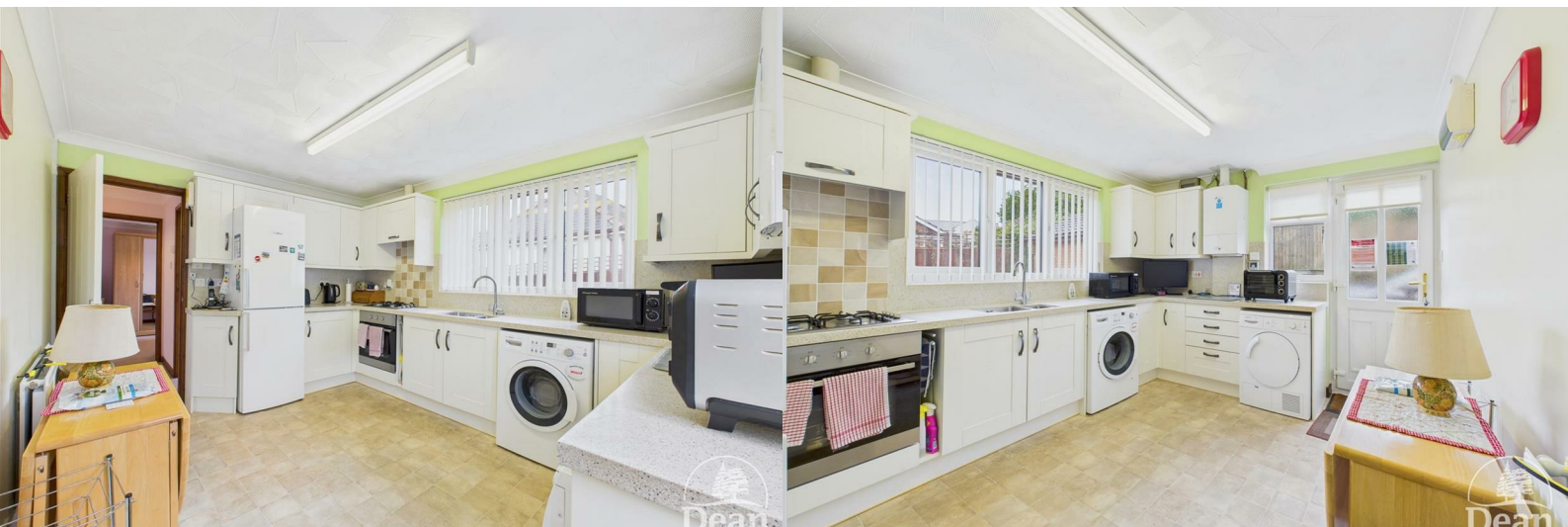




## The Haven, Old Road

Coalway, Coleford, Gloucestershire, GL16 7JN

£290,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to present this two bedroom detached bungalow offered with NO ONWARD CHAIN and close to woodland walks. This property offers a sizeable lounge, kitchen, shower room and two good sized bedrooms. Outside is a driveway with off road parking, a garage and a large laid to lawn garden.

The Haven is situated in Coalway where you will find many local amenities such as a village shop, post office, primary school, free houses and fantastic bus links. Coalway is just a short walk away from the town of Coleford where you will find a large variety of supermarkets, free houses, cafes, independent businesses, doctors surgeries and much more.



Approached via UPVC double glazed front door into:

#### Entrance Hallway:

3'0" x 15'3" (0.92m x 4.67m)

Single panelled radiator, storage cupboard, loft access, heating thermostat, smoke alarm, power & lighting.

#### Kitchen:

12'9" x 9'10" (3.90m x 3.02m)

A range of base, wall and drawer units, one and a half bowl sink, single integrated oven, 4 ring gas hob, extractor hood, space for fridge/freezer, space & plumbing for washing machine, space & plumbing for tumble dryer, Worcester boiler, mains consumer unit, UPVC double glazed window, UPVC double glazed door, double panelled radiator, power & lighting.

#### Lounge:

15'11" x 11'11" (4.87m x 3.65m)

UPVC double glazed windows, double panelled radiator, tv point, gas fire, power & lighting.

#### Bedroom One:

10'4" x 10'9" (3.17m x 3.30m)

UPVC double glazed window, double panelled radiator, fitted storage cupboards with hanging rail, power & lighting.

#### Bedroom Two:

10'4" x 8'8" (3.17m x 2.66m)

UPVC double glazed window, double panelled radiator, fitted storage cupboards with hanging rail, power & lighting.

#### Shower Room:

6'0" x 6'4" (1.83m x 1.94m)

Corner shower with sliding doors, vanity sink unit, W.C., bidet, UPVC double glazed window, lighting, heated towel rail.

#### Outside:

To the front of the property is a lawned section, parking for multiple vehicles with gated entrance and path to front door.

To the rear is a patio area, lawned section with fenced boundaries.

#### Garage:

9'6" x 17'0" (2.90m x 5.20m)

Electric up & over door, power & lighting.





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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

Floor 0 Building 1

Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
805 ft<sup>2</sup>  
74.7 m<sup>2</sup>

(1) Excluding balconies and terraces

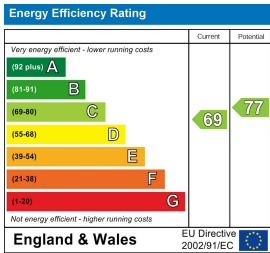
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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



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