



## 15 Birch Road

Mile End, Coleford, GL16 7DW

£269,995





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this three bedroom semi detached house located in a quiet neighbourhood in Milkwall near Coleford in the Forest of Dean. The property is within walking distance of woodland with many walks and attractions nearby. Coleford is a bustling town. The property benefits from an open plan kitchen/diner, 3 bedrooms, single garage with utility space to the rear and parking for multiple cars. 360 virtual tour available now!



Approached via part UPVC double glazed frosted glass door into:

#### Entrance Hallway:

9'10" x 5'9" (3.00 x 1.75)

Stairs to first floor landing, power points, understairs storage space, single radiator, smoke alarm, door into both lounge and kitchen.

#### Lounge:

11'8" x 12'1" (3.56 x 3.68)

Front aspect UPVC double glazed window, TV point, power points, Opening giving access to:

#### Kitchen/Diner:

10'5" x 8'4" (3.18 x 2.54)

A range of base, wall and drawer units, worktop, built in larder, induction hob, composite single drainer unit with tap over, built in oven and microwave, USB points, power points, rear aspect UPVC double glazed window, space for fridge and freezer, single radiator.

#### Diner:

8'6" x 8'5" (2.59 x 2.57)

Modern upright radiator, rear aspect UPVC double glazed sliding patio door giving access to garden.

#### First Floor Landing:

6'6" x 5'10" (1.98 x 1.78)

Access to loft space, bedrooms and bathroom.

#### Bathroom:

5'3" x 7'3" (1.60 x 2.21)

Close coupled W.C., vanity wash basin with tap over, heated towel rail, modern panelled bath with a mains shower overhead, rear aspect UPVC double glazed frosted window.

#### Bedroom One:

10'11" x 9'8" (3.33 x 2.95 (3.32 x 2.94))

Front aspect UPVC double glazed window, storage space, power points, double panelled radiator.

#### Bedroom Two:

8'7" x 8'5" (2.62 x 2.57 (2.61 x 2.56))

Rear aspect UPVC double glazed window, built in wardrobe, power points, radiator.

#### Bedroom Three:

8'3" x 8'4" (2.51 x 2.54)

Accessed via a sliding wood door, front aspect UPVC double glazed window, double panelled radiator.

#### Outside:

Front - To the front of the property you will find 3/4 split wooden gates leading to parking for several cars, gravel drive, laid to lawn area surrounded by fencing. Rear - Astroturf area all surrounded by wooden decorative sleepers, surrounded by fencing.

The rear garden also has the benefit of a Summerhouse/Home Office which measures 9'10 x 9'10: Insulated, power points, front and side aspect UPVC double glazed windows.

#### Garage:

Accessed via a manual up and over garage door, power points and lighting.

#### Garage Utility:

This is to the rear of the garage, space for washing machine, space for tumbledryer, storage cupboards, power points, rear aspect single glazed window.



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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



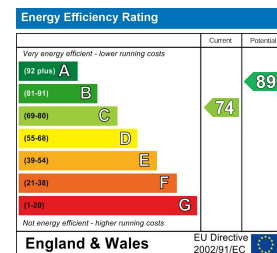
## Floor Plan



## 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



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