



Honeybarrel Cottage, Bloxsome Close

Broadwell, Coleford, GL16 7FD

Offers In Excess Of £220,000



VIRTUAL TOUR AVAILABLEPERFECT FOR FIRST TIME BUYERS OR INVESTORS*** Dean Estate Agents are pleased to present the most well presented three bedroom modern house with private parking for two vehicles and enclosed rear garden. The accommodation comprises of entrance hallway leading to the lounge, kitchen/diner and cloakroom. Upstairs there are three bedrooms, family bathroom and master bedroom en-suite. The property benefits from being close to woodland walks, near to Coleford town centre and walking distance to amenities such as a convenience store.



Approached via UPVC double glazed door into:

Entrance Hallway:

Stairs to the first floor, luxury vinyl tiled flooring, smoke alarm, radiator, BT point, thermostat for central heating, doors to lounge, kitchen/diner and cloakroom.

Lounge:

UPVC large double glazed window to front aspect, luxury vinyl tiled flooring, TV point, two radiators.

Kitchen/Diner:

A well appointed kitchen comprising of base units, drawers, wall units, built in electric oven, electric hob and extractor fan over. larder storage, space for fridge/freezer, recess ceiling lights, Worcester gas boiler, sink unit, space and plumbing for washing machine and dishwasher, French style doors to rear garden, Spanish tiled terracotta flooring, understairs cupboard and radiator.

Cloakroom:

W.C., wash hand basin, radiator, mains consumer unit, double glazed window, luxury vinyl tiled flooring, extractor fan.

First Floor Landing:

Access to loft space, airing cupboard, doors to all bedrooms and bathroom.

Bedroom One:

UPVC double glazed window to front aspect, radiator, built in double wardrobes with four doors, luxury vinyl tiled flooring, door to en-suite, TV aerial point.

En-Suite Shower Room:

W.C., wash hand basin, shower cubicle, radiator, UPVC double glazed obscured window to front aspect, luxury vinyl tiled flooring, extractor fan, wall mirror, shaver point, lighting.

Bedroom Two:

UPVC double glazed window to the rear aspect, radiator, luxury vinyl tiled flooring.

Bedroom Three:

UPVC double glazed window to rear aspect, radiator, luxury vinyl tiled flooring.

Bathroom:

W.C., wash hand basin, bath, radiator, extractor fan, wall mirror, shaver point, lighting, luxury vinyl tiled flooring.

Outside:

To the front of the house one will find off road and private parking spaces for 2 cars, outside light and side access by No 8 to the rear gardens.

The rear gardens comprise of a patio, gravelled areas, fenced boundaries, shed, raised sleeper planters, outside light and tap. As near to south facing as we can see on the compass.



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Tenanted Properties – 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.

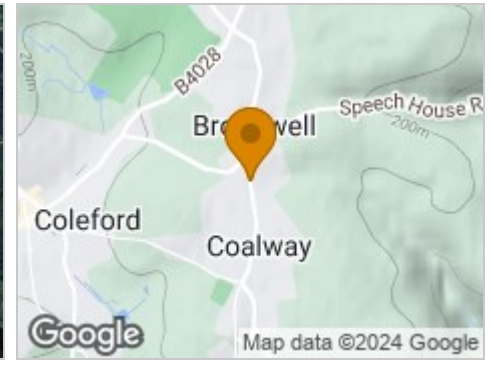
Road Map



Hybrid Map



Terrain Map



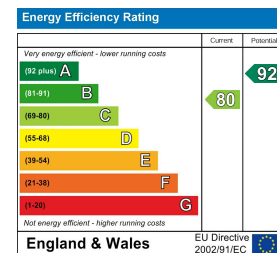
Floor Plan



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



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