



52 Bells Place , Coleford, GL16 8BX

£270,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this attractive three bedroom detached family home located near to Coleford town centre. The property would be ideal for someone looking for a home near to a bustling town with amenities such as local transport links, shops, schools and public houses nearby. The home itself accommodates a larger than average lounge/ dining room with a serving hatch to the kitchen, there are French doors which open out to the beautiful garden with space for seating and plenty of room for children to play, there is a handy cloakroom downstairs as well with room for a washing machine. Upstairs there are three bedrooms and a family bathroom completing the accommodation. The front of the property has a car port which the current vendor uses to store his caravan and there is further off road parking. Other benefits include UPVC double glazing throughout and gas central heating. VIEWING IS HIGHLY RECOMMENDED!



Approached via UPVC double glazed front door into:

Entrance Hallway:

Double panelled radiator, digital thermostat, smoke alarm, house alarm control panel, understairs storage, stairs to first floor, doors to lounge and kitchen.

Kitchen:

A range of base, wall and drawer units, serving hatch to dining room, space for fridge/ freezer, Bosch gas hob, extractor hood, Stoves double oven, UPVC double glazed window, one and a half sink bowl with drainer unit.

Lounge/Dining Room:

UPVC French doors, double panelled radiator, tv point, UPVC double glazed windows, power and lighting.

Cloakroom:

UPVC double glazed window, sink unit, W.C., electric radiator, plumbing for washing machine, lighting.

Rear Entrance Hallway:

UPVC double glazed rear door, lighting.

First Floor Landing:

UPVC double glazed window, storage cupboard with radiator, loft access housing the Worcester boiler, doors to all bedrooms and bathroom.

Bedroom One:

Double panelled radiator, fitted wardrobes, UPVC double glazed window, power and lighting.

Bedroom Two:

Double panelled radiator, UPVC double glazed window, power and lighting.

Bedroom Three:

Double panelled radiator, UPVC double glazed window, storage cupboard, lighting and power.

Bathroom:

Walk in shower with glass sliding door, UPVC double glazed window, vanity sink unit, WC, lighting.

Outside:

To the front of the property there is parking for multiple vehicles and a car port with space for a caravan/ motorhome if needed, there is some plants to one side giving it a homely feel. To the rear of the property there is a patio area with space for seating, an archway leading to a lawned area and a range of beautiful flowers and shrubs surrounding the property.

Garage:

Up and over door, UPVC double glazed window, power and lighting.



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.

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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.

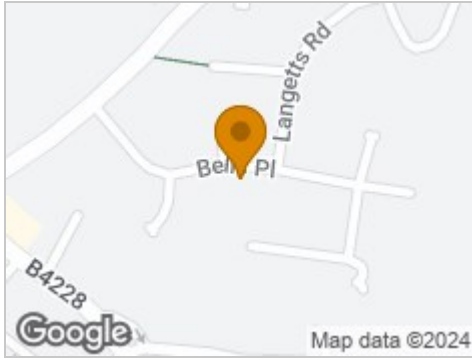
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried 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



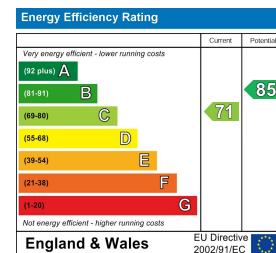
Floor Plan



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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