



## 48 The Links

Coleford, Gloucestershire, GL16 8HX

£200,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\*Dean Estate Agents are pleased to present this one bedroom detached bungalow situated close to the bustling town centre of Coleford. Coleford has many amenities to include a wide variety of shops, restaurants, public houses, schools and a library. The property comprises of two reception rooms including a lounge and conservatory, kitchen, bedroom and bathroom. Outside there is ample parking on the driveway, front and rear gardens and a garage/workshop. This versatile accommodation would be perfect for anyone looking to downsize but still have living space, first time buyers looking to get onto the property ladder or investors. VIEWING RECOMMENDED TO APPRECIATE THE SIZE OF THE PLOT!



Approached via four square composite front door into entrance hallway.

#### Entrance Hallway:

Double panelled radiator, loft access, smoke alarm, storage cupboard, power and lighting.

#### Lounge:

UPVC double glazed window to front, double panelled radiator, electric fire, tv point, power and lighting.

#### Kitchen:

A range of base, wall and drawer units, stainless steel sink with drainer unit, 4 ring gas hob, extractor hood, space for fridge/ freezer, plumbing for washing machine, single oven, Drayton thermostat, UPVC double glazed window.

#### Conservatory:

UPVC double glazed windows and doors, power and lighting.

#### Bedroom One:

UPVC double glazed window to front, double panelled radiator, power and lighting.

#### Bathroom:

W.C., pedestal sink, white panelled bath with electric shower over, fully tiled flooring and walls, heated towel rail, UPVC double glazed window.

#### Garage:

The garage has been separated into two sections. This includes an up and over door, power and lighting.

#### Workshop:

UPVC double glazed windows and door, power and lighting.

#### Outside:

To the front of the property is parking for multiple vehicles and an area laid to turf. To the rear of the property is a patio area directly off the back of the conservatory, access to the workshop, turfed section to the bottom of the garden.



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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



## Road Map



## Hybrid Map



## Terrain Map



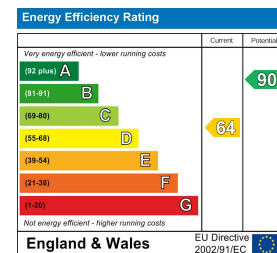
## Floor Plan



## 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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