



9 Southfield Road

Coleford, Gloucestershire, GL16 8BZ

£430,000



VIRTUAL TOUR AVAILABLEVIEWING HIGHLY RECOMMENDED*** Renovated in 2022 the current vendors have transformed this bungalow into a modern and cosy home with an extended kitchen/diner with island and breakfast bar and bi-folding doors overlooking the rear garden. There is a spacious lounge, two bedrooms, shower room and separate cloakroom. There is an extra special benefit with this property which is the one bedroom annexe with shower room and lounge/kitchen creating opportunity for multi generational living or for extra income (planning permission dependent). Further benefits include new windows and doors throughout the property.

The property is within walking distance of Coleford and has many amenities to include independent shops and cafes, a cinema, a library, supermarkets, schools and transport links to the nearby towns and villages.



Approached via UPVC double glazed front door into:

Entrance Hallway:

Loft access, storage cupboard, airing cupboard housing boiler, heating control panel, radiator, BT point, laminate flooring, spotlights, mains consumer unit, doors to lounge, kitchen/diner, bedrooms, cloakroom and shower room.

Lounge:

UPVC double glazed window to front aspect, power and lighting, two radiators, laminate flooring, TV point.

Kitchen/Diner:

A range of wall units, cupboards, shelves and drawers, worktop, kitchen island with breakfast bar, one and a half stainless steel sink with mixer tap, double oven, induction hob, integrated fridge/freezer, integrated dishwasher, tiled splashbacks, utility area, tiled flooring, UPVC double glazed bi-folding doors to rear garden, space for table and chairs, radiator, power, spotlights.

Bedroom One:

UPVC double glazed window to front, radiator, built in wardrobe, laminate flooring, power and lighting.

Bedroom Two:

UPVC double glazed window to rear, radiator, built in wardrobe, laminate flooring, power and lighting.

Bedroom Three:

UPVC double glazed window to rear, radiator, laminate flooring, power and lighting.

Cloakroom:

W.C., wash hand basin, tiled flooring, part tiled walls, velux window, spotlights.

Shower Room:

Walk in shower with rainfall shower & hand held attachment, tiled flooring, part tiled walls, heated towel rail, vanity unit with inset sink, velux window, spotlights.

The Annexe:

Approached via UPVC double glazed French doors into lounge.

Lounge:

UPVC double glazed French doors to front, laminate flooring, power and lighting, opening to bedroom, door to shower room.

Bedroom:

UPVC double glazed door to rear garden, spotlights, laminate flooring, power and lighting, radiator.

Shower Room:

Walk in shower with electric shower unit, vanity unit with inset sink and W.C., tiled flooring, tiled

walls, heated towel rail, UPVC double glazed obscured window to side.

Outside:

To the front of the property there is off road parking and a front garden laid to lawn with a pretty flower border outlining, there is a pathway leading to the front door. There is side access to the rear of the property, the garden is mainly laid to lawn, there is a patio area along the back of the property with space for seating, there are some borders with mature plants and shrubs, space for a shed and a greenhouse, the position of the garden means the sun shines for most of the day.



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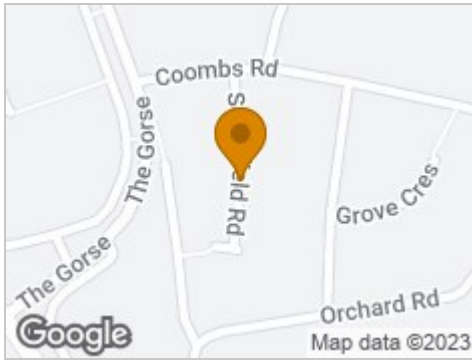
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Road Map



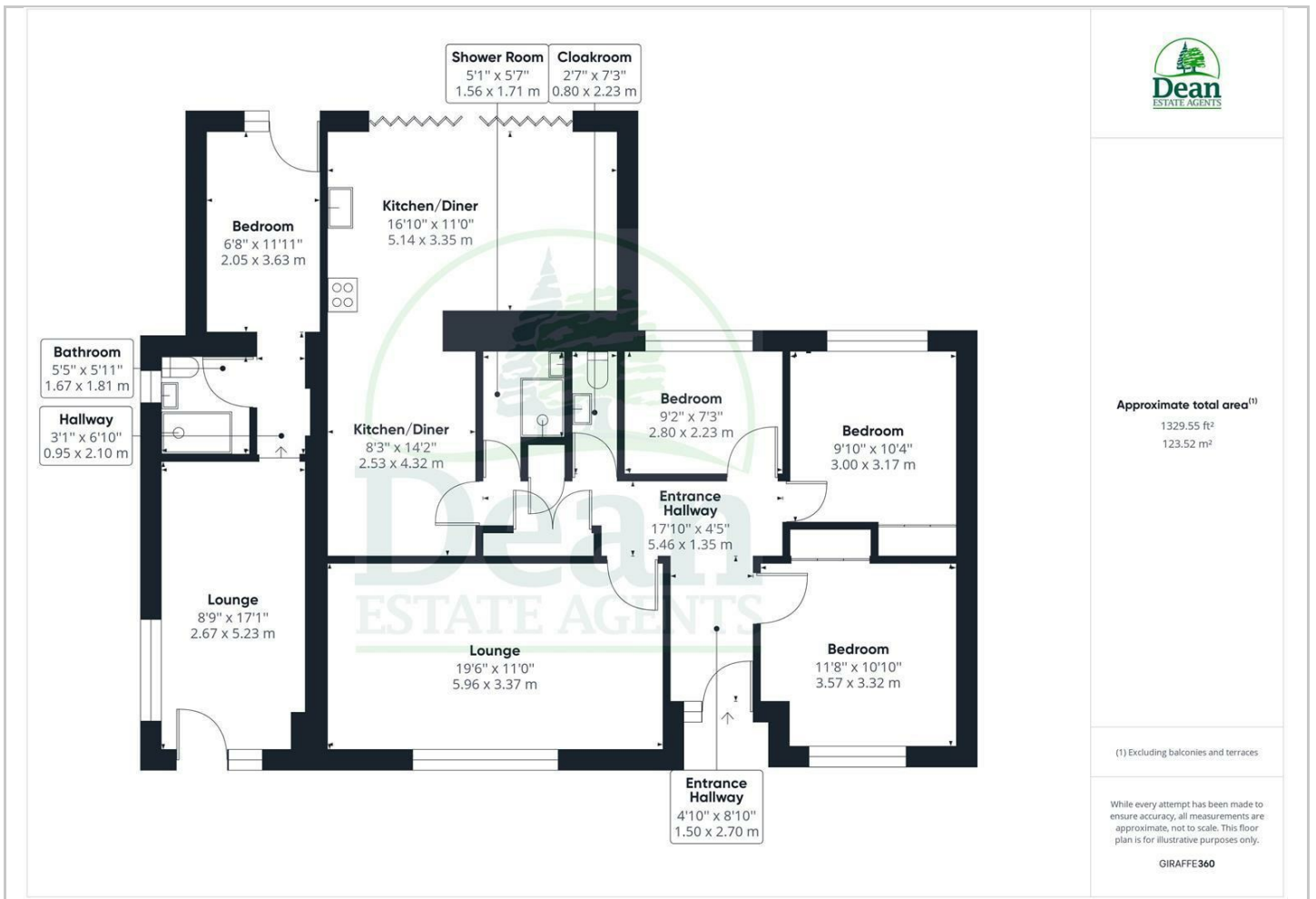
Hybrid Map



Terrain Map



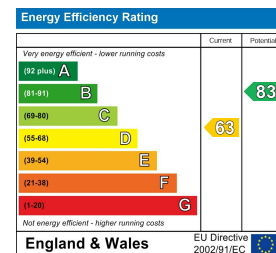
Floor Plan



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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