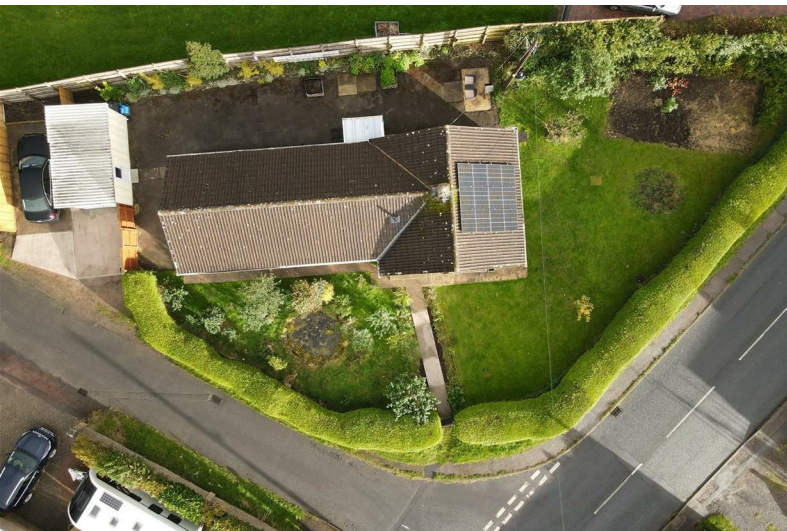




6 Woodgate Road

Mile End, Coleford, Gloucestershire, GL16 7QE

£279,950



WITHIN MOMENTS WALKING OF WOODLAND - is this detached bungalow situated in a sought after area of Mile End in Coleford in the Forest of Dean.

The property is located on a large plot and has a wraparound garden, its surrounded by bushes and fencing making it private. The accommodation comprises of lounge/diner with dual aspect and doors out to the garden, modern fitted kitchen with rear porch, two double bedroom and wet room. Outside the garden is mainly laid to lawn and there is ample off road parking and a detached garage.

Coleford is a bustling town and has many amenities to include independent shops and cafes, a cinema, a library, supermarkets and schools.



Approached via UPVC double glazed frosted glass door into:

Entrance Porch:

Door into entrance hallway.

Entrance Hallway:

UPVC double glazed window to front aspect, radiator, BT point, storage cupboard with shelving, doors to lounge/diner, kitchen, bedrooms and wet room.

Lounge/Diner:

UPVC double glazed windows to front and rear aspects, UPVC double glazed French style doors into garden, TV point, radiator, power points.

Kitchen:

A range of base, wall and drawer units, worktop, single sink with drainer unit, space for cooker, space for washing machine and dishwasher, double radiator, storage cupboard with rear aspect obscure window, airing cupboard housing the boiler and shelving, rear aspect UPVC double glazed window, door into rear porch.

Rear Porch:

UPVC double glazed door leading to the garden.

Bedroom One:

Fitted wardrobe with hanging rails and shelving, front and rear aspect UPVC double glazed windows, radiator, power points.

Bedroom Two:

Range of fitted wardrobes with hanging rails and shelving, UPVC double glazed window to rear aspect, radiator, power points.

Wet Room:

W.C., pedestal wash hand basin with tap over, electric shower, glass surround, shaver point, UPVC double glazed window to rear aspect.

Outside:

To the front of the property there is a pathway leading to the front door, the driveway suitable for the parking of three vehicles which in turn leads to the garage. There is a further piece of ground enclosed by fencing surround and has a gated access. The main garden is mainly laid to lawn with a pond and has various shrubs, trees and bushes. This is enclosed by hedging surround. To the rear of the property, a patio area can be found enclosed by fencing.

Garage:

Up and over door, personal double glazed door to the side.



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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.

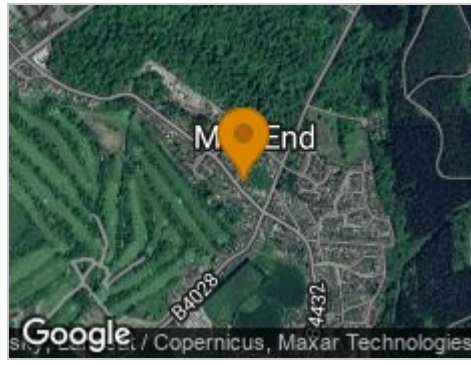
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



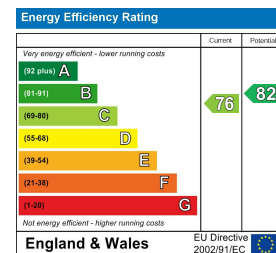
Floor Plan



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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