



Carlton Cottage, Station Road

Milkwall, Coleford, Gloucestershire, GL16 7LH

£275,000



VIRTUAL TOUR AVAILABLEVIEWING HIGHLY RECOMMENDED*** Dean Estate Agents are delighted to offer to the market this family sized home with many fantastic features to include a spacious and bright lounge with feature gas fireplace, large kitchen/diner, ground floor bathroom with corner bath and separate shower cubicle and entrance porch. Upstairs there are four bedrooms and cloakroom, there is a shower in the master bedroom. Outside the garden is separated into sections with a lawned area, gravel area and patio area. The property does require some modernisation but is fantastic value for the square footage.

Milkwall is a friendly area with amenities to include a shop and a public house, tourist attractions including Puzzlewood and Perrygrove Railway are also nearby.



Approached via UPVC double glazed door into:

Front Porch:

4'7" x 5'2" (1.41m x 1.58m)

UPVC double glazed windows, lighting, door to kitchen.

Kitchen:

10'9" x 18'5" (3.28m x 5.63m)

A range of base, wall and drawer units, under cupboard lighting, plumbing for washing machine, plumbing for dishwasher, oven, four ring gas hob, extractor hood, space for fridge, integrated freezer, UPVC triple glazed windows, one and a half bowl stainless steel sink with drainer unit, double panelled radiator, power and lighting, doors to lounge and ground floor hallway.

Lounge:

21'3" x 10'0" (6.50m x 3.06m)

Double glazed sliding doors, UPVC triple glazed window, double panelled radiator, gas fire, power and lighting.

Ground Floor Hallway:

13'8" x 6'4" (4.18m x 1.94m)

Double panelled radiator, mains consumer unit,

stairs to first floor, door to bathroom, hardwired smoke alarm, power and lighting.

Ground Floor Bathroom:

7'8" x 8'0" (2.34m x 2.46m)

Vanity sink unit, walk in corner shower with glass screen, corner bath, W.C., extractor fan, lighting, double panelled radiator, UPVC double glazed window.

First Floor Landing:

UPVC triple glazed window, double panelled radiator, loft access, hardwired smoke alarm, storage cupboard housing Worcester combi boiler, door to cloakroom.

Bedroom One:

8'3" x 18'3" (2.52m x 5.58m)

UPVC double glazed window, double panelled radiator, walk in shower with glass sliding screen.

Bedroom Two:

10'8" x 11'10" (3.26m x 3.61m)

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

Bedroom Three:

10'9" x 9'5" (3.28m x 2.89m)

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

Bedroom Four:

8'1" x 6'6" (2.48m x 1.99m)

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

Cloakroom:

5'3" x 2'10" (1.62m x 0.87m)

W.C., pedestal sink, mirrored medicine cupboard, lighting.

Outside:

The property benefits from off road parking, the rear garden benefits from a patio area, lawned section, a range of bushes and shrubs, pond and outside tap.



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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.

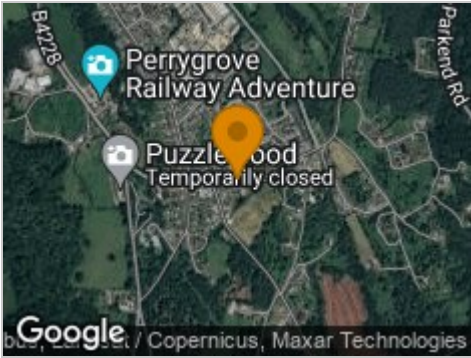
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

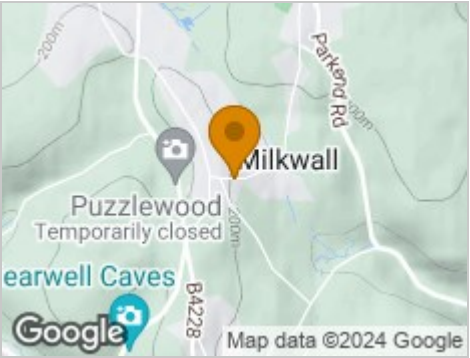
Road Map



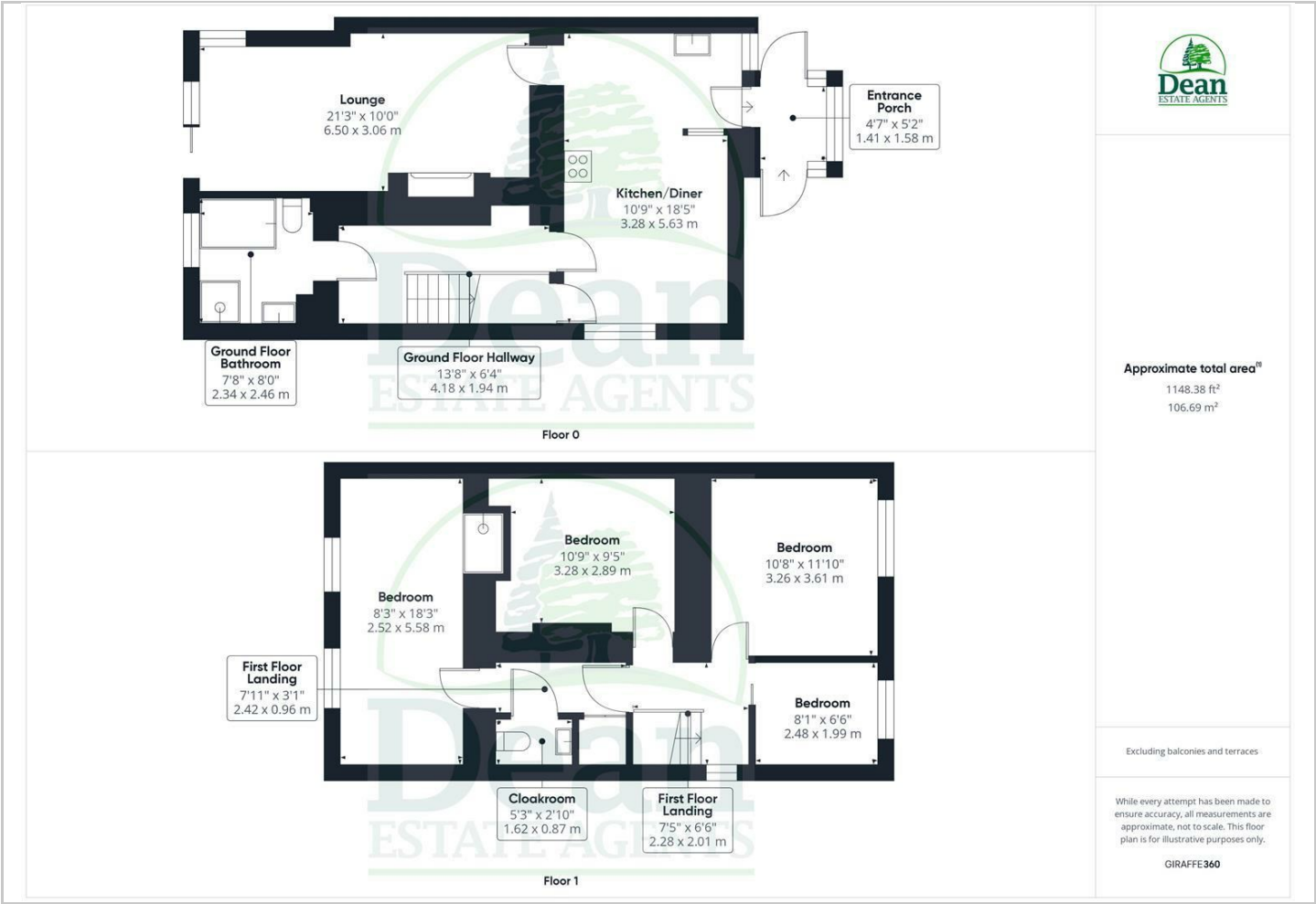
Hybrid Map



Terrain Map



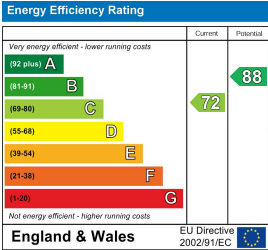
Floor Plan



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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