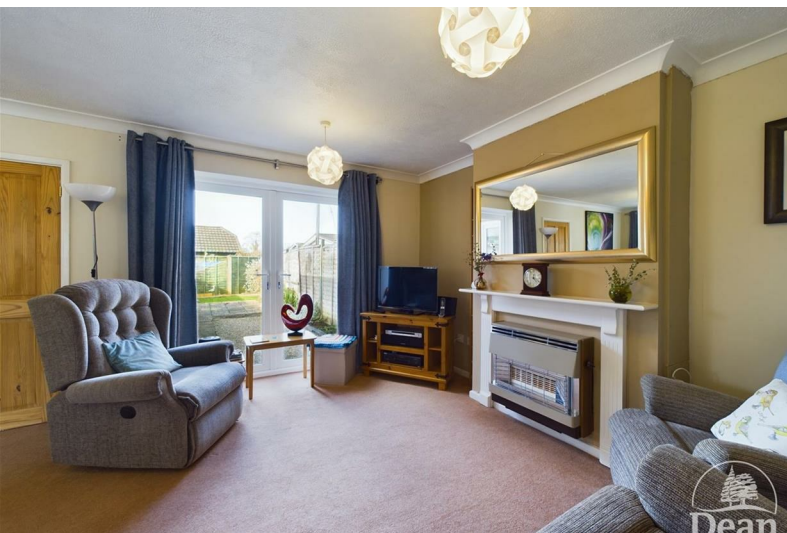




7 Bayberry Place

Coalway, Coleford, GL16 7HZ

£230,000



VIEWING HIGHLY RECOMMENDED Dean Estate Agents are pleased to offer to the market this dormer style bungalow with ample off road parking, large garage and rear garden. The ground floor offers a spacious lounge, kitchen, dining area, bedroom and cloakroom, and family bathroom. Upstairs there are two further bedrooms, including the master bedroom which has an en-suite. The property benefits from gas central heating.

The area of Coalway in Coleford has many amenities to include a nursery, a primary school, convenience store, public house and general store. The town of Coleford is within walking distance and has further amenities to include supermarkets, a library, a cinema and independent shops and cafes.



Approached via front door into:

Entrance Porch:

8'5" x 6'3" (2.59m x 1.91m)

Tiled flooring, UPVC double glazed door to entrance hallway, single glazed windows.

Entrance Hallway:

Stairs to first floor, doors to bathroom and lounge, radiator.

Family Bathroom:

Tiled flooring, heated towel rail, bath with shower over, glass shower screen extractor fan, low level W.C., wash hand basin, double glazed obscured windows.

Lounge:

13'1" x 9'6" (3.99m x 2.90m)

Double glazed French door to rear garden, radiator, open plan style to dining area.

Dining Area

12'9" x 9'1" (3.89m x 2.79m)

Double glazed window, opening to kitchen.

Kitchen:

10'4" x 8'9" (3.15m x 2.69m)

A range of modern wall and base units, worktops, stainless steel sink unit with mixer taps over, tiled flooring, tiled splashbacks, dishwasher, cooker, extractor hood, breakfast bar area, double glazed window to front.

Inner Hallway:

Door to bedroom three and cloakroom.

Cloakroom:

Wash hand basin, low level W.C., heated towel rail.

Bedroom Three:

9'10" x 8'9" (3.02m x 2.67m)

Radiator, double glazed window to rear aspect.

Upstairs Bedroom One:

10'2" x 9'6" (3.10m x 2.90m)

Double glazed windows to front aspect, built in wardrobe area, door to en-suite.

En-Suite:

Shower cubicle with electric shower, tiled

walls, low level WC., wash hand basin, heated towel rail.

Upstairs Bedroom Two: 11'5" x 7'8" (3.48m x 2.34m)

Double glazed window to rear aspect, eves storage.

Outside:

The property benefits from a large private driveway with ample parking for multiple cars, access to garage area and gate to rear garden which is mainly laid to patio and lawn.



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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



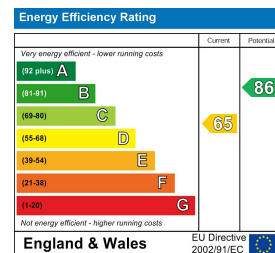
Floor Plan



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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