

Tel: 01594 835751 Email: coleford@deanestateagents.co.uk



52 Sunnybank Coleford, GL16 8EH

£250,000





VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer this spacious three bedroom semi-detached home! This property benefits from a large garden, two outbuildings with electric, three bedrooms, a lounge with a wood burner, modern kitchen and bathroom and ample off road parking.

This property is situated just outside Coleford town centre, allowing local amenities such as supermarkets, doctors surgeries, cafes, boutiques and many more being just a short walk away! You will also find woodland on your doorstep, plus some fantastic schools in the area. There really is something for everyone here in Coleford!!!



Approached via a composite front door into:

Entrance Hallway:

6'7" x 4'10" (2.01m x 1.49m)

Double panelled radiator, stairs to first floor, doors to bathroom, kitchen and lounge, lighting and power, smoke alarm and thermostat.

Lounge:

17'7" x 11'1" (5.36m x 3.39m)

A spacious, double aspect living room benefitting from French doors onto the patio area, large wood burner feature, double glazed UPVC window to the front aspect, two double panelled radiators, power and lighting.

Kitchen:

10'6" x 9'3" (3.22m x 2.82m)

A modern kitchen compromising from a range of base and eye level units, an eye level oven, gas hob, space for washing machine, space for dish washer, one and half sink with drainer unit, two double glazed UPVC windows to rear aspect, cupboard under the stairs, LED spotlights and power, composite door to garden, portrait radiator.

Bathroom:

5'6" x 4'9" (1.70m x 1.45m)

Bath with shower hose, frosted UPVC double glazed window, heated towel rail, hand wash basin, W.C., extractor fan, wall mounted mirror, storage cabinet.

First Floor Landing:

8'8" x 6'0" (2.66m x 1.83m)

UPVC double glazed window to rear aspect, loft access, smoke alarm, doors to bedrooms.

Bedroom One:

16'1" x 9'6" (4.92m x 2.90m)

Double aspect UPVC double glazed windows, two double panelled radiators, door to en-suite, power and lighting.

En-Suite: 6'5" x 2'7" (1.98m x 0.81m)

Electric shower cubicle, heated towel rail, W.C., hand wash basin, wall mounted light up mirror with shaver point.

Bedroom Two:

14'2" x 8'7" (4.33m x 2.62m)

Double panelled radiator, double glazed UPVC window to front aspect, power and lighting, USB plug socket, space for wardrobes.

Bedroom Three:

8'7" x 8'2" (2.62m x 2.50m)

Double panelled radiator, double glazed UPVC window to rear aspect, power and lighting.

Outside:

The front is a landscaped front garden with parking spaces for three vehicles, gate leading to a large shed, outside electric.

As you enter into the rear garden you will find a sunken patio area, perfect for table and chairs. Beyond this you will find a lawned area housing two outbuildings. Toward to bottom of the garden another seating area to which half has been block paved and the other decking laid. The decking area houses a summerhouse. Summerhouse: 7'10" x 5'9" (2.40m x 1.77m)

Outbuilding One:

16'0" x 6'2" (4.89m x 1.88m) Power and lighting, outside tap, two double glazed UPVC windows, W.C.

Outbuilding Two: 14'10" x 9'7" (4.53m x 2.93m) Power and lighting, metal framed single glazed window, consumer unit.





Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.



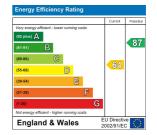
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.