



## Colchester Close

Mitcheldean, GL17 0JS

Asking Price £230,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\*Dean Estate Agents are pleased to offer for sale this spacious semi-detached house situated at the end of a cul-de-sac. The property has potential to extend (subject to planning consent). Lounge/diner, fitted kitchen, 2 double bedrooms, re-fitted shower room, gas heating, double glazing and driveway. Good size rear garden.



#### Entrance Porch:

Upvc and double glazed construction.

#### Entrance Hall:

Stairs to first floor, radiator.

#### Lounge/Diner:

18'4" x 13'0" (5.59 x 3.96)

Double glazed windows to front and side aspects, two radiators, built in under stairs storage cupboard.

#### Kitchen:

12'11" x 7'3" (3.94 x 2.21)

Fitted with a range of matching wall and base storage units, 4 ring gas hob, extractor hood, electric oven, sink unit, plumbing for washing machine, space for fridge/freezer, vertical radiator, tiled splash backs, vinyl floor, double glazed window and door to rear aspect.

#### First Floor Landing:

Access to loft, built in cupboard housing the gas boiler and shelves.

#### Bedroom 1:

10'11" x 9'9" (3.33 x 2.97)

Built in deep cupboard and twin wardrobes, radiator, double glazed window to front.

#### Shower Room:

6'4" x 5'11" (1.93 x 1.80)

Shower cubicle, vanity wash hand basin, low level WC, waterproof bathroom panels, towel radiator, double glazed window to side.

#### Bedroom 2:

13'0" x 7'4" (3.96 x 2.24)

Double glazed window to side, radiator.

#### Outside:

Open plan front garden with patio stones and a small low hedge. Driveway at the side provides parking for a number of vehicles. There is a side gate giving access to the enclosed rear garden which has a lawn, flower/shrub borders, mature tree, patio adjacent to the house, outside lighting and water tap.

#### Consumer Notes:

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Tenanted Property – we are not always able to

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Measurements: Great care is taken when measuring, but measurements should not be

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.



## Road Map



## Hybrid Map



## Terrain Map



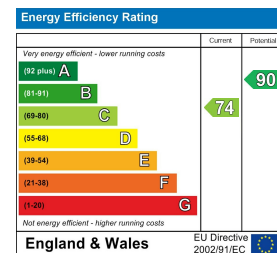
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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