



## 14 Pike Road

Coleford, Gloucestershire, GL16 8DE

£265,000





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are pleased to offer to the market this fantastic bungalow on a great plot being sold with NO ONWARD CHAIN. The accommodation comprises of spacious lounge with patio doors to the rear, kitchen/dining room, separate utility room, two double bedrooms, a handy cloakroom and bathroom. The low maintenance front garden is laid with gravel, there is a long driveway to the side with ample parking leading to the garage. The rear garden is mainly laid to lawn with a patio area perfect for seating and an array of shrubs & flowers.

The bungalow is situated in the lovely town of Coleford, offering many local amenities such as pharmacies, supermarkets, a cinema, a library, and independent shops and cafes.



Approached via UPVC double glazed front door into:

Entrance Hallway:

16'10" x 2'11" (5.14m x 0.91m)

Storage cupboard, loft access, double panelled radiator, a smoke alarm, power and lighting, airing cupboard with boiler.

Lounge:

11'3" x 17'7" (3.45m x 5.38m)

Double glazed sliding door to the garden, double glazed window, double panelled radiator, an electric wall mounted fire, TV point, power and lighting.

Kitchen:

11'11" x 8'0" (3.65m x 2.45m)

A range of base, wall and drawer units, stainless steel one and a half bowl sink drainer unit, double oven, four ring gas hob, a dishwasher, a fridge/freezer, an extractor hood, double glazed window, double panelled radiator, power and lighting.

Utility Room:

7'3" x 5'1" (2.21m x 1.57m)

UPVC double glazed door, base and wall units,

plumbing for a washing machine, stainless steel sink drainer unit, single panelled radiator, power and lighting.

Bedroom One:

11'10" x 9'4" (3.62m x 2.86m )

Double glazed window to front, double panelled radiator, fitted wardrobes, TV point, power and lighting.

Bedroom Two:

8'2" x 8'11" (2.50m x 2.73m)

Double glazed window, storage cupboard with hanging rail, single panelled radiator, power and lighting.

Cloakroom:

2'9" x 5'2" (0.84m x 1.60m)

W.C, wash hand basin, tiled splashback, extractor fan.

Bathroom:

5'11" x 6'0" (1.82m x 1.83m )

Double glazed window, bath, vanity sink unit, W.C, step in shower, heated towel rail, extractor fan, lighting.

Garage:  
21'8" x 8'11" (6.62m x 2.74m)  
Up and over door, side door, power and lighting.

Outside:

To the front of the property is parking for multiple vehicles and gravelled area for low maintenance.  
To the rear of the property there is a patio area, lawned section, gravelled area and space for a greenhouse if desired.



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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



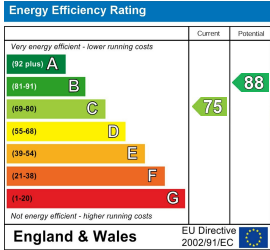
Floor Plan



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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