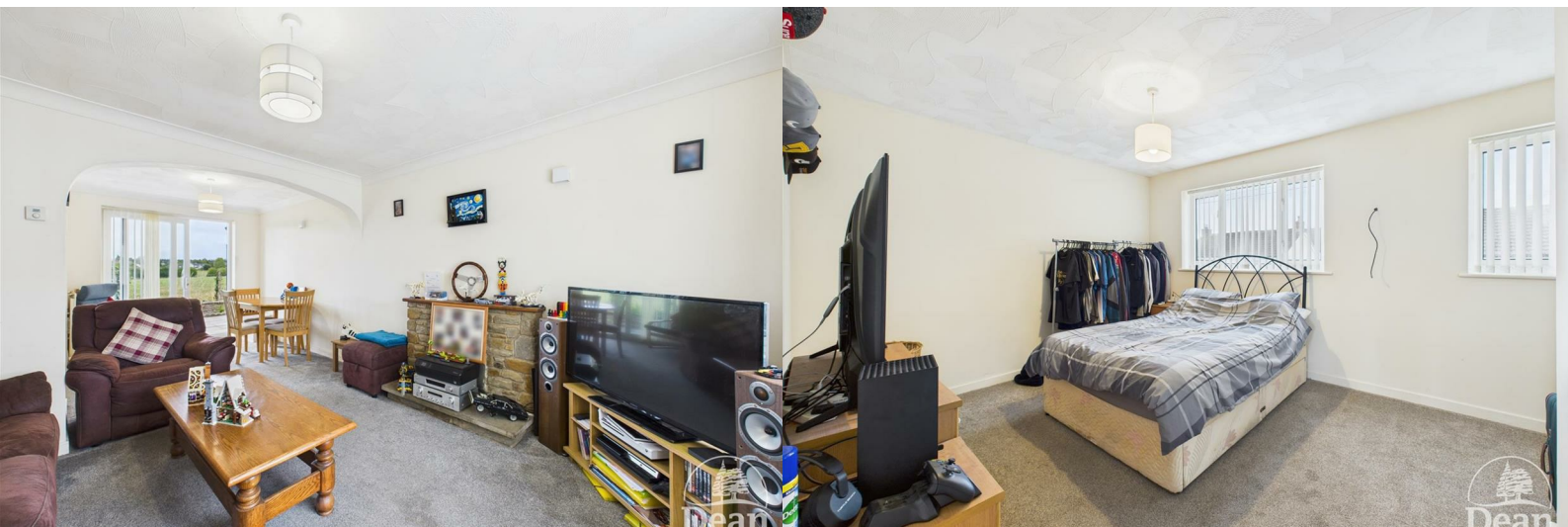




## Sarento, 15 Machen Road

Broadwell, Coleford, Gloucestershire, GL16 7BU

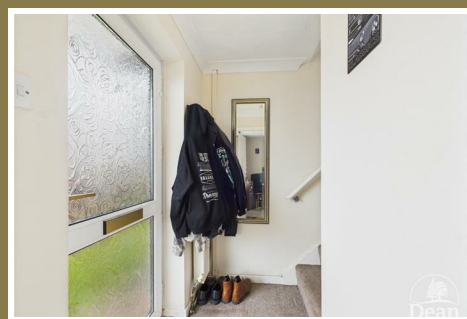
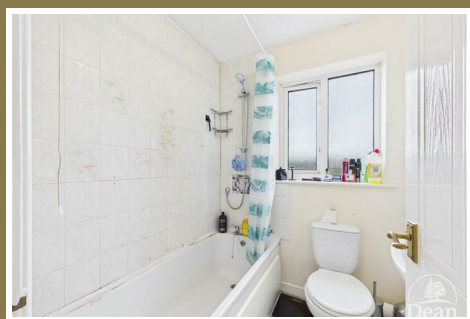
£245,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are excited to offer to the market this delightful link-detached house offering a perfect blend of town and countryside charm. With a generous 785 square feet of living space, the property features a spacious dual aspect lounge/dining room overlooking the rear garden with views over the fields, a kitchen, a well-appointed bathroom and two well-proportioned double bedrooms, making it an ideal home for couples or small families. The property includes off-road parking for two vehicles, along with a garage, providing both security and storage. The enclosed wraparound garden is mainly laid to lawn with a patio area to the rear, perfect for seating and taking in the views.

The area of Broadwell is in a great location with excellent transport links of bus routes, and is close to woodland walks and two convenience stores. The town of Coleford is nearby with many amenities including doctors' surgeries, a library, independent shops and cafes, public houses and a cinema.



Approached via UPVC double glazed front door into:

#### Entrance Hallway:

5'6" x 3'1" (1.68m x 0.95m)

Stairs to first floor landing, power & lighting, door to lounge/dining room.

#### Lounge/Dining Room:

20'11" x 14'11" (6.40m x 4.57m)

UPVC double glazed window to front aspect, UPVC double glazed sliding doors to rear garden, radiator, power & lighting.

#### Kitchen:

9'2" x 6'5" (2.81m x 1.98m)

A range of base, wall and drawer units, stainless steel sink with drainer unit, space & plumbing for washing machine, oven with 4 ring gas job, space for fridge/freezer, extractor hood, Worcester boiler, UPVC double glazed window to rear aspect, power & lighting.

#### First Floor Landing:

5'11" x 3'10" (1.81m x 1.19m)

UPVC double glazed window to side aspect, loft access, radiator, lighting, doors to both bedrooms & bathroom.

#### Bedroom One:

11'10" x 10'10" (3.61m x 3.31m)

UPVC double glazed windows to front aspect, radiator, power & lighting.

#### Bedroom Two:

9'9" x 8'9" (2.98m x 2.67m)

UPVC double glazed window to rear aspect, radiator, power & lighting.

#### Bathroom:

6'0" x 5'5" (1.83m x 1.67m)

UPVC double glazed window to rear aspect, white panelled bath with shower over, pedestal wash hand basin, W.C., radiator, lighting.

#### Outside:

To the front of the property is off road parking leading to a attached garage, there is a pathway

wrapping around the property to a patio area at the rear. The plot is enclosed by fencing and brick built walls, the garden is mainly laid to lawn with some attractive borders around the edges. The patio area in the rear garden is perfect for seating and enjoying the wonderful countryside views.

Garage:  
18'6" x 10'1" (5.65m x 3.09m)

Up & over door, power & lighting.



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.

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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.

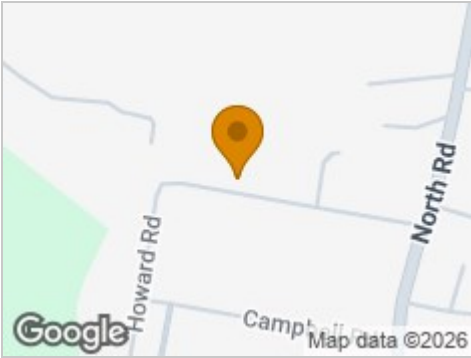
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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



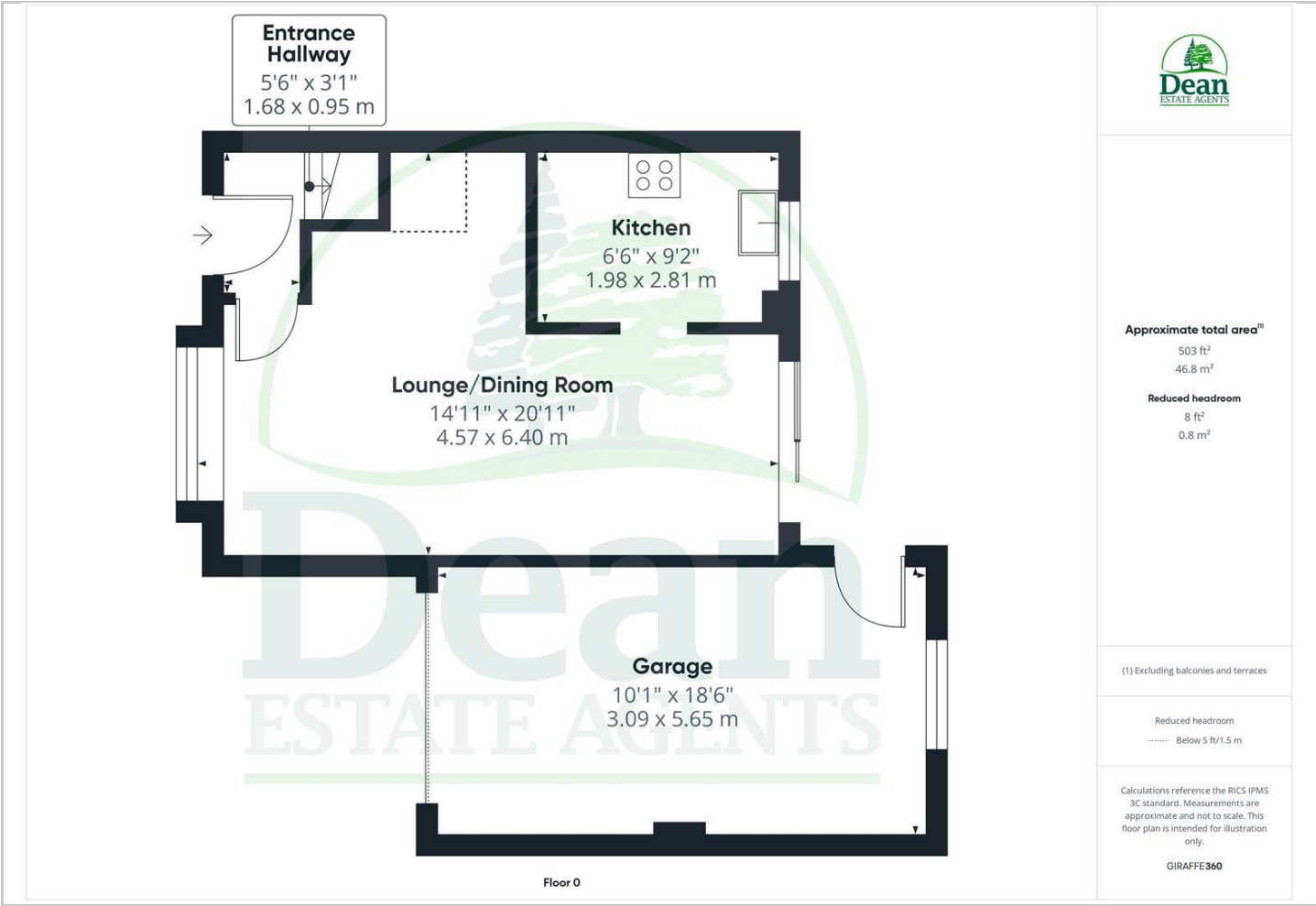
Hybrid Map



Terrain Map



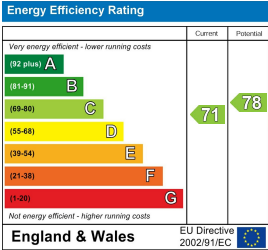
Floor Plan



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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