



Edenwall Road, Coleford, GL16 7LA  
£950 PCM





# 4 Edenwall Road

Coleford, GL16 7LA

- THREE BEDROOMS
- MODERN KITCHEN INC. OVEN, HOB & DISHWASHER
- LARGE LOUNGE WITH PATIO DOORS TO GARDEN
- SHOWER OVER BATH
- GARAGE & DRIVEWAY
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- CLOSE TO WOODLAND WALKS

DEAN ESTATE AGENTS LETTINGS are pleased to present this well-proportioned three-bedroom home, complete with a garage, private driveway, and a generously sized garden. The property offers spacious living throughout, with a fitted kitchen that includes a dishwasher and integrated oven and hob. Located in the peaceful area of Milkwall, near Coleford.

Updated photos to follow.



Entrance Hall

Cloakroom

Kitchen 12'2" x 10'4" (3.71 x 3.15)

Lounge 16'0" x 10'4" (4.88 x 3.15)

Stairs & Landing

Bedroom 1 16'0" x 11'11" (4.88 x 3.63)

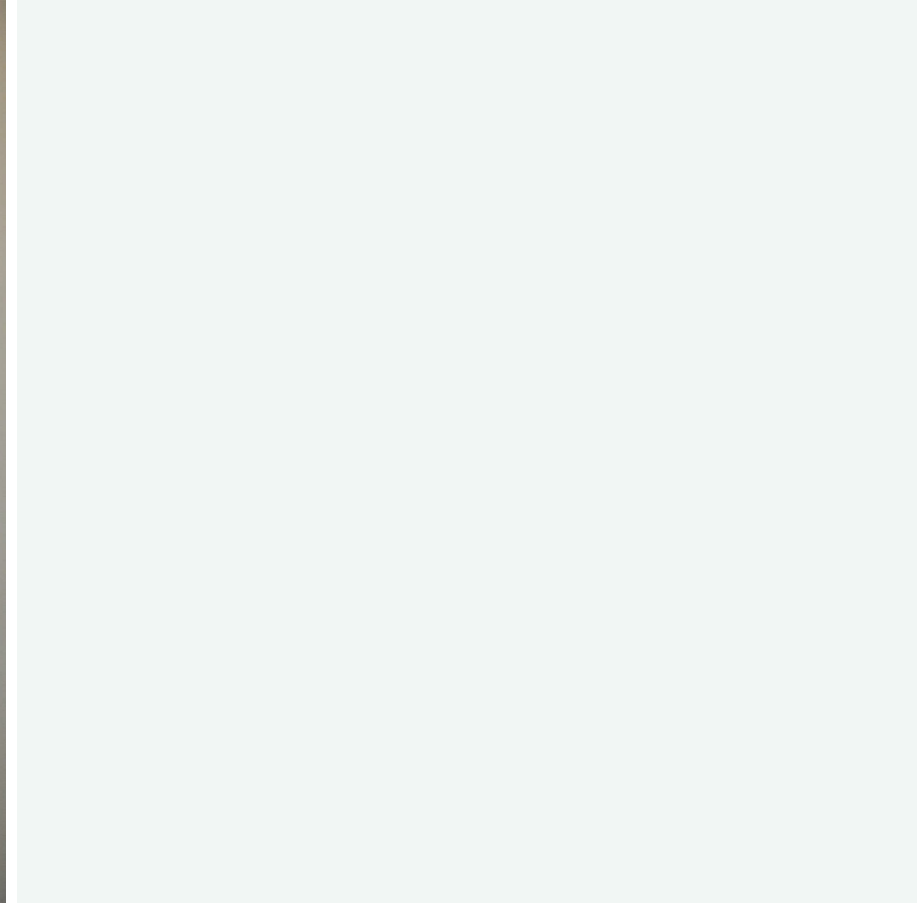
Bedroom 2 10'6" x 8'6" (3.20 x 2.59)

Bedroom 3 10'6" x 7'2" (3.20 x 2.18)

Bathroom

Externally

Consumer Notes



Directions





## Floor Plans



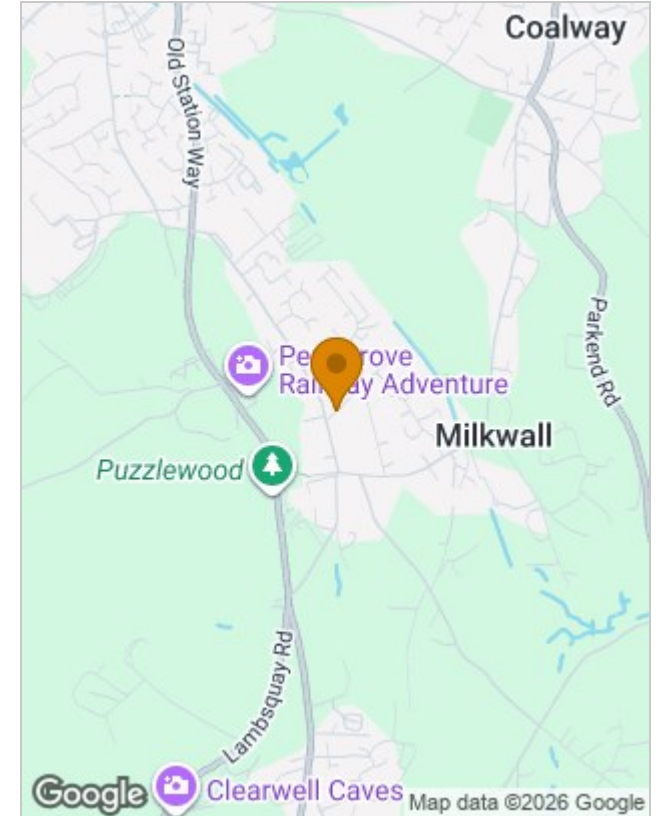
## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	