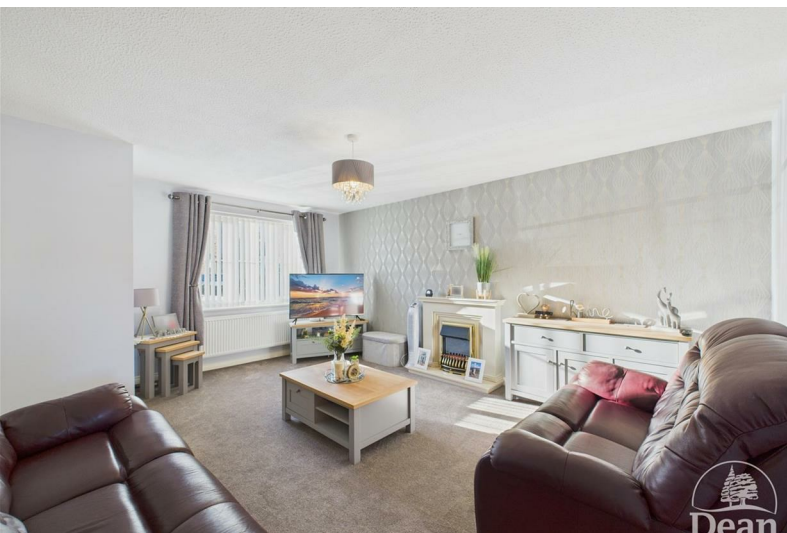




## Bramble Road

Milkwall, Coleford, Gloucestershire, GL16 7PS

£299,950



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this beautifully presented family home benefitting from ample off road parking and an integral garage. The accommodation boasts a spacious lounge leading to modern kitchen/dining room and a handy downstairs cloakroom. On the first floor there are three sizeable bedrooms, the master bedroom enjoys an en-suite shower room and there is a spacious family bathroom. To the rear the garden is mainly laid to lawn with a patio area with space for seating and a summer house.

This detached house situated in the village of Milkwall just outside Coleford in the Forest of Dean. Milkwall is a lovely area with amenities to include a shop and a public house, tourist attractions including Puzzlewood and Perrygrove Railway are also nearby.



Approached via UPVC double glazed front door into:

Entrance Hallway:

7'2" x 3'3" (2.20m x 1.01m)

Stairs to first floor, doors to lounge & cloakroom, double panelled radiator, consumer unit, smoke alarm, power & lighting.

Cloakroom:

4'0" x 2'11" (1.22m x 0.90m)

Frosted UPVC double glazed window, W.C., hand wash basin, extractor fan & lighting, double panelled radiator.

Lounge:

16'4" x 13'4" (5.00m x 4.07m)

UPVC double glazed window to front aspect, double panelled radiator, gas fire, power & lighting, TV point, door to kitchen/dining room.

Kitchen/Dining Room:

16'4" x 8'11" (4.98m x 2.74m)

Arrange of eye level and base units, integrated dishwasher, integrated fridge/freezer, integrated washing machine, stainless steel sink with integrated drainer unit, tiled splashbacks, UPVC double glazed window to rear aspect, UPVC double glazed double doors to rear garden, power & lighting, double panelled radiator,

understairs storage, under cabinet lighting, kickboard lighting, gas hob with electric oven, extractor hood.

First Floor Landing:

11'0" x 2'8" (3.37m x 0.82m)

Doors to bedrooms & bathroom, loft access, smoke alarm, airing cupboard, power & lighting, storage cupboard, UPVC double glazed window to side aspect.

Bedroom One:

11'5" x 9'6" (3.49m x 2.90m)

UPVC double glazed window to front aspect, double panelled radiator, door to en-suite, built in wardrobe, power & lighting.

En-Suite:

7'4" x 4'7" (2.26m x 1.40m)

UPVC frosted double glazed window, vanity unit with hand wash basin, wall mounted mirror above, extractor fan, lighting with shaver point, heated towel rail, shower cubicle with handheld hose, W.C., lighting.

Bedroom Two:

10'2" x 9'2" (3.10m x 2.80m)

UPVC double glazed window to rear aspect, power & lighting, double panelled radiator, built in wardrobe.

**Bedroom Three:**

7'9" x 6'9" (2.37m x 2.07m)

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

**Bathroom:**

6'4" x 5'11" (1.95m x 1.81m)

Frosted UPVC double glazed window, panelled bath with shower over, W.C., vanity unit with inset hand wash basin, heated towel rail, lighting, extractor fan.

**Garage:**

16'7" x 8'9" (5.08m x 2.68m)

Up & over door, power & lighting, door to rear garden.

**Outside:**

To the front of the property there is a blocked paved driveway suitable for off road parking for 2-3 vehicles leading to the garage. There is a bordered area with mature bushes to the left hand side of the property.

To the rear of the property is a large block paved patio area with space for seating leading to the wooden summer house, the enclosed garden is surrounded by fences, there is side access, storage for bins, outside tap, outside electric, outside lighting and a canopy over the back doors.

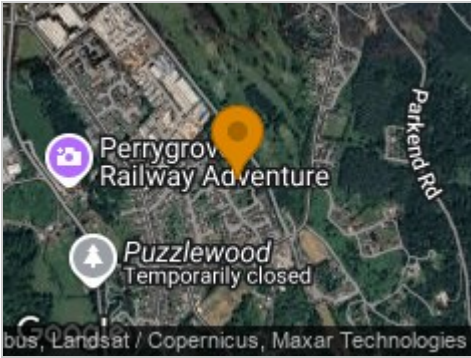


Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy 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 Property – 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



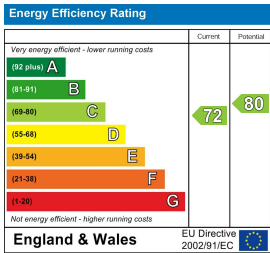
Floor Plan



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



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.

