



35 Primrose Drive

Milkwall, Coleford, GL16 7PU

£275,000



VIRTUAL TOUR AVAILABLEDean Estate Agents are delighted to offer to the market this sizeable family home with off road parking, garage and front & rear gardens situated in a friendly, quiet area in Milkwall near Coleford. The detached house comprises of two reception rooms including bright & airy lounge and sunny conservatory, kitchen/dining room and handy downstairs cloakroom. Upstairs there are three good size bedrooms, master bedroom with en-suite and family bathroom.

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:

Entrance Hallway:

Mains consumer unit, a double panelled radiator, a thermostat, a smoke alarm, doors to the cloakroom and the lounge, stairs to the first floor, power and lighting.

Lounge:

16'4" x 13'4" (4.99m x 4.08m)

UPVC double glazed window, a double panelled radiator, a gas fire, TV point, power and lighting.

Kitchen/ Diner:

8'10" x 16'5" (2.71m x 5.01m)

A range of base, wall and drawer units, stainless steel one and a half bowl sink drainer unit, four ring gas hob, an oven, an extractor hood, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge/freezer, Ideal boiler, tiled flooring, a double panelled radiator, storage cupboard, UPVC double glazed window, UPVC double glazed sliding door to the conservatory.

Conservatory:

6'6" x 7'9" (2.00m x 2.37m)

UPVC double glazed windows and doors to the rear garden and power.

Cloakroom:

3'8" x 2'8" (1.13m x 0.83m)

A corner sink unit, a W.C, a single panelled radiator, UPVC double glazed window, lighting.

First Floor Landing:

11'5" x 2'7" (3.48m x 0.81m)

UPVC double glazed window, a storage cupboard, storage cupboard housing the hot water tank, smoke alarm, loft access, power and lighting.

Bedroom One:

11'6" x 9'5" (3.51m x 2.88m)

UPVC double glazed window, a single panelled radiator, a double storage cupboard with hanging rail, power and lighting.

En-Suite:

4'7" x 7'9" (1.40m x 2.37m)

UPVC double glazed window, a pedestal sink unit, a W.C, a step in shower, a single panelled radiator, an extractor fan, lighting.

Bedroom Two:

9'1" x 10'4" (2.77m x 3.16m)

UPVC double glazed window, a single panelled radiator, storage cupboard with hanging rail, power and lighting.

Bedroom Three:

7'6" x 6'9" (2.30m x 2.07m)

UPVC double glazed window, a single panelled radiator, power and lighting.

Bathroom:

6'1" x 5'9" (1.86m x 1.77m)

UPVC double glazed window, a pedestal sink unit, W.C, a white panelled bath with shower over, a single panelled radiator, an extractor fan, lighting.

Garage:

16'5" x 8'9" (5.01m x 2.68m)

Up and over door, power and lighting.



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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.

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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.

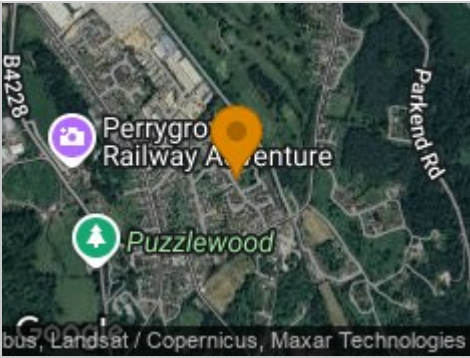
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



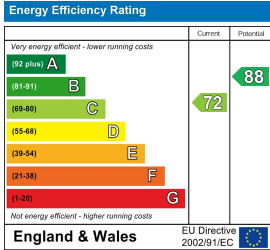
Floor Plan



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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