Dean
ESTATE AGENTS

Tel: 01594 835751
Email: coleford@deanestateagents.co.uk



Orchard Road

Coleford, Gloucestershire, GL16 8AU

£325,000

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A spacious bungalow offering well-proportioned accommodation throughout, generous gardens, off-road parking & a useful garage/workshop, with excellent potential for buyers looking to put their own stamp on a property.

The accommodation is approached via an entrance porch leading into the entrance hallway, which provides access to all rooms. The generously sized lounge is a particularly appealing feature, enjoying plenty of natural light from large windows overlooking the surrounding gardens, together with a feature fireplace creating an attractive focal point. The kitchen offers a range of fitted wall & base units, ample worktop space & room for appliances, while both bedrooms are well-proportioned. The family bathroom is fitted with a bath, separate shower enclosure, W.C. & vanity unit with inset wash hand basin.

Outside, the property benefits from a gated driveway providing off-road parking & access to a substantial garage/workshop, offering excellent storage or hobby space. The gardens are predominantly laid to lawn, complemented by established borders, a greenhouse and additional outbuildings, providing plenty of scope for keen gardeners & those who enjoy spending time outdoors.

Offering spacious single-storey living & fantastic potential for modernisation, this detached bungalow presents an excellent opportunity to create a lovely home tailored to individual tastes and requirements.







Approached via double glazed front door into:

Entrance Porch:
5'1" x 3'7" (1.56m x 1.11m)
Door into entrance hallway, lighting.

Entrance Hallway:
9'10" x 6'4" (3.01m x 1.94m)
Doors to kitchen, lounge, bathroom & bedrooms, double panelled radiator, loft access, power & lighting.

Kitchen:
15'11" x 10'8" (4.86m x 3.27m)
A range of wall units, base units & drawers, worktops, stainless steel sink with drainer unit, electric hob & oven, extractor hood, dishwasher, space for fridge/freezer, boiler, tiled splashbacks, double panelled radiator, space & plumbing for washing machine, smoke alarm, two double glazed windows to front aspect, power & lighting, door to side hallway.

Lounge:
16'10" x 12'10" (5.15m x 3.92m)
Feature electric fireplace with wooden mantle, two double panelled radiators, two double glazed windows to rear aspect & side aspect, power & lighting.

Bedroom One:
14'11" x 10'10" (4.56m x 3.31m)
Double panelled radiator, double glazed window to rear aspect, power & lighting.

Bedroom Two:
11'9" x 9'10" (3.60m x 3.02m)
Double panelled radiator, double glazed window to rear aspect, power & lighting.

Bathroom:
10'11" x 8'9" (3.35m x 2.68m)
Panelled bath, electric shower cubicle, W.C., vanity unit with inset wash hand basin, partly tiled walls, frosted double glazed window to front aspect, double panelled radiator, extractor fan, lighting.

Side Hallway:
12'9" x 2'8" (3.89m x 0.82m)
Door to garage, consumer box, lighting.

Garage/Workshop:
26'4" x 11'2" (8.04m x 3.42m)
Up & over door, double glazed door to rear garden, power & lighting.

Outside:
Externally, the property benefits from a generous plot, with attractive gardens extending around the

bungalow. To the front, a gated driveway provides off-road parking & access to the attached garage/workshop, with decorative wrought-iron gates & a brick boundary wall offering an attractive approach to the property. A further pedestrian gate provides access to the front entrance.

The gardens are predominantly laid to lawn, offering an excellent amount of outdoor space, with established shrubs, mature hedging & a mixture of brick walling & fencing forming the boundaries. The generous lawned areas provide plenty of potential for landscaping, outdoor seating & entertaining, whilst enjoying a pleasant outlook towards the surrounding neighbourhood.

To the rear of the property is an additional garden area featuring a useful outbuilding/workshop, greenhouse & paved areas, ideal for gardening enthusiasts or additional storage. A pathway runs alongside the bungalow, connecting the various outdoor spaces.









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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



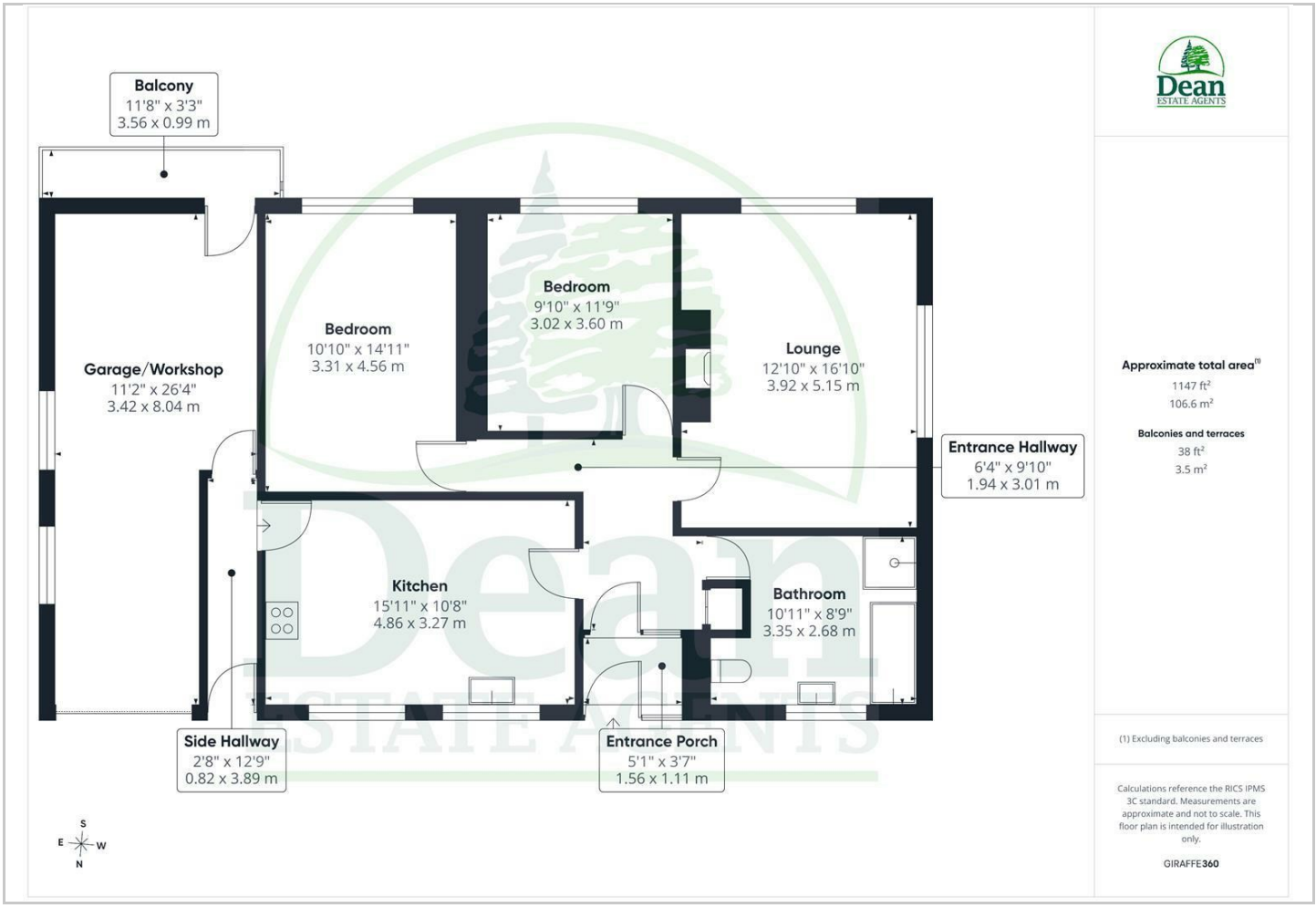
Hybrid Map



Terrain Map



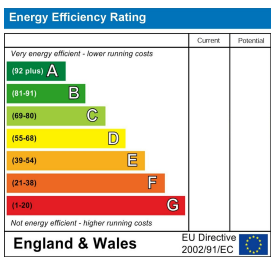
Floor Plan



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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14 St John Street, Coleford, Gloucestershire, GL16 8AR
Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk

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