Dean
ESTATE AGENTS

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Highbeech Road

Edge End, Coleford, GL16 7EZ

£225,000

3 1 2





This family home offers spacious & versatile living accommodation, complemented by enclosed front & rear gardens, making it an ideal purchase for first-time buyers, families or those looking to put their own stamp on a property.

The ground floor comprises a generous lounge with ample space for relaxing, a fitted kitchen/dining room featuring a range of wall and base units & space for a dining table, alongside a second reception room currently utilised as a craft room, which could equally serve as a home office, snug or playroom.

Upstairs, the property benefits from three bedrooms, two of which are doubles, with the third currently utilised as a dressing room, alongside a fully tiled family shower room featuring a generous shower enclosure, vanity wash hand basin, W.C. & heated towel rail.

Externally, the front garden is predominantly laid to gravel with established hedging, planted borders, gated access & an attractive woodland outlook. The enclosed rear garden offers a generous decked seating area, ideal for outdoor dining & entertaining, alongside gravelled areas & paved pathways. Gated side access connects the front & rear gardens.

Offering flexible accommodation & plenty of scope for personalisation, this property presents an excellent opportunity for its next owners to create a lovely family home.







Approached via UPVC double glazed front door into:

Entrance Hallway:
7'10" x 6'2" (2.39 x 1.88)
Door to kitchen, door to lounge, stairs to the first floor landing, double panelled radiator, smoke alarm, power & lighting.

Lounge:
19'8" x 10'4" (6.01 x 3.16)
Dual aspect double glazed UPVC windows, TV point, double panelled radiator, power & lighting.

Kitchen:
11'5" x 8'8" (3.49 x 2.65)
A range of wall units & base units, stainless steel sink with mixer tap & integrated drainer unit, gas hob with gas oven & extractor hood above, double panelled radiator, double glazed UPVC frosted windows, door to rear garden, door to dining room, power & lighting, space for fridge, space & plumbing for washing machine, cupboard under the stairs used as a pantry & housing the consumer unit, power & lighting.

Craft Room/Office:
10'0" x 8'0" (3.06 x 2.45)
Power & lighting, double glazed UPVC window to rear aspect, double panelled radiator, shelving throughout.

First Floor Landing:
6'11" x 8'5" (2.12 x 2.57)
Double glazed UPVC window to side aspect, loft access, doors to bedrooms & bathroom, airing cupboard housing the boiler, power & lighting.

Bedroom One:
9'8" x 10'7" (2.96 x 3.25)
Double glazed UPVC window to rear aspect, double panelled radiator, power & lighting.

Bedroom Two:
9'8" x 9'8" (2.96 x 2.96)
Double glazed UPVC window to front aspect, double panelled radiator, power & lighting.

Bedroom Three:
6'4" x 9'2" (1.95 x 2.80)
Double glazed UPVC window to front aspect, double panelled radiator, built in clothing rails surrounding the room, power & lighting.

Bathroom:
5'6" x 8'4" (1.69 x 2.56)
Floor to ceiling tiles, walk in shower, W.C., hand wash basin, lighting, frosted double glazed upvc window, extractor fan.

Outside:

Outside, the property benefits from gardens to the front, side and rear. The front garden is predominantly laid to gravel for ease of maintenance, featuring paved pathways, raised planting beds, established shrubs & hedged boundaries, with gated pedestrian access & an attractive woodland outlook.

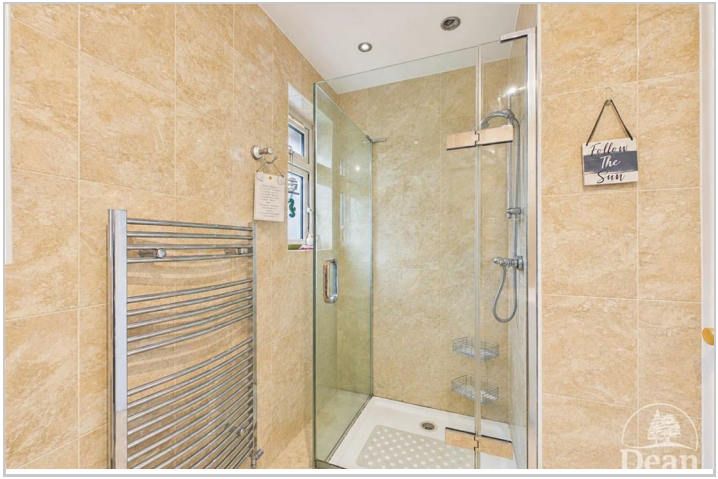
Gated side access leads to the enclosed rear garden, which features a generous decked seating area, ideal for outdoor dining & entertaining, alongside gravelled areas, paved pathways & established climbing plants. The gardens are enclosed by a combination of fencing & mature hedging, offering a degree of privacy.

AML/ID & Source of Funds Check:

Dean Estate Agents, as the appointed selling agent, is required to conduct AML/ID & source of funds checks. To date, we have absorbed the associated administrative & third party costs, however, from 1st November 2026, we will be introducing a charge to purchasers of £20.00 plus VAT per person to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.









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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



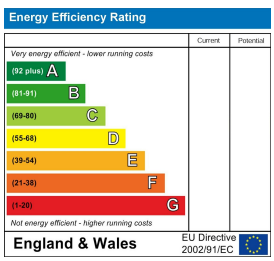
Floor Plan



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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The Property Ombudsman