Dean
ESTATE AGENTS

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



Tufthorn Avenue

Coleford, Gloucestershire, GL16 8PT

£265,000

2 1 1 C





An attractive & spacious two bedroom bungalow, occupying a generous, level plot with the added benefit of adjoining woodland to the rear, providing a peaceful & private setting. Offered with no onward chain, the property offers well-proportioned accommodation throughout, including a bright & welcoming lounge with a large UPVC double glazed window, a kitchen with direct access to the driveway & carport, two bedrooms overlooking the rear garden & a shower room.

Further benefits include UPVC double glazing, gas central heating & ample off-road parking. Outside, the property enjoys generous, enclosed gardens offering excellent space for relaxing or entertaining, with the adjoining woodland creating a delightful natural backdrop. An ideal opportunity for those seeking comfortable single-storey living in a pleasant setting.







Approached via UPVC double glazed front door into:

Entrance Hallway:
7'0" x 4'10" (2.15m x 1.48m)
Coved ceiling, doors to the kitchen & lounge, power & lighting, radiator.

Lounge:
15'10" x 12'4" (4.84m x 3.78m)
Front aspect with large UPVC double glazed window, coved ceiling, fire surround incorporating the pebble effect electric fire, tv aerial lead, double panelled radiator.

Kitchen:
10'6" x 7'1" (3.22m x 2.16m)
Fitted kitchen comprising of base units, wall units & drawers, worktops, serving hatch, sink with drainer unit, UPVC double glazed window, gas cooker point, digital controls for central heating & hot water, UPVC double glazed door to the side aspect car port, space & plumbing for washing machine, ceiling spotlights.

Inner Hallway:
5'10" x 2'8" (1.79m x 0.83m)
Loft access via a retractable loft ladder, storage cupboard.

Bedroom One:
12'11" x 9'3" (3.96m x 2.82m)
Rear aspect with UPVC double glazed window, coved ceiling, radiator, built-in double wardrobes, former airing cupboard for storage.

Bedroom Two:
10'2" x 8'7" (3.10m x 2.63m)
Rear aspect with UPVC double glazed door to the rear, radiator, coved ceiling.

Shower Room:
6'10" x 5'10" (2.10m x 1.80m)
W.C., wash hand basin, corner shower cubicle with mains shower & aqua panel walling, mirrored wall cabinet, heated towel rail, UPVC double glazed window, extractor fan.

Outside:
To the front of the property one will find

spacious, open plan lawns, driveway with turning area, outside light, car port to the side aspect with outside water tap leading to the detached garage.

The rear gardens are level, laid to lawn, with fenced boundaries & a patio. A very private backdrop into woodland.

Detached Garage:

20'2" x 8'5" (6.15m x 2.57m)

Metal up and over door, power.

Agent's Note:

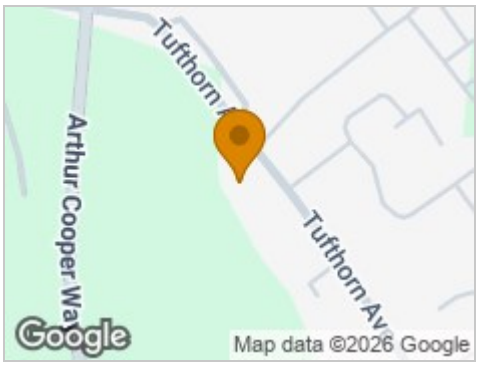
The property sale is subject to obtaining a Grant of Probate. Please enquire to the current status of Probate when making an appointment or offer to purchase.



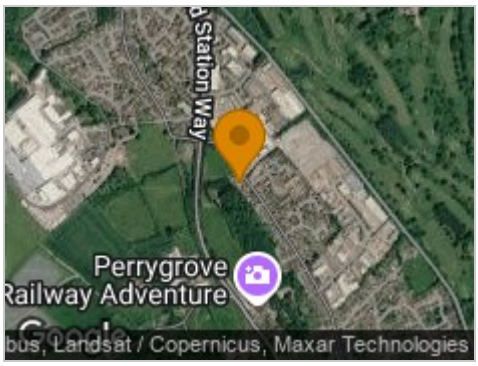



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy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



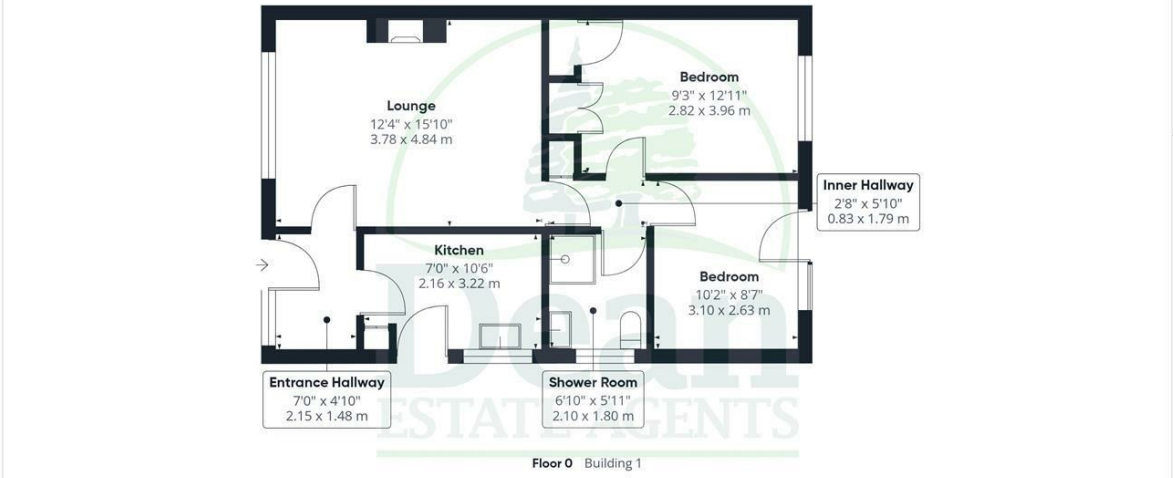
Hybrid Map



Terrain Map



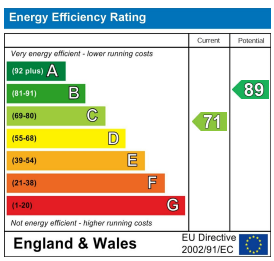
Floor Plan



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.

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

The Property Ombudsman