



**FREEHOLD**  
**OFFERS OVER**  
**£335,000**



## **29 MUSHET PLACE, COLEFORD, GL16 8HS**

- LOUNGE
- CONSERVATORY
- SHOWER ROOM
- PARKING
- THREE BEDROOMS
- KITCHEN
- GARDEN
- CLOSE TO THE TOWN CENTRE

## 29 MUSHET PLACE, COLEFORD, GL16 8HS

A REFURBISHED TO A HIGH STANDARD 3 BEDROOM DETACHED MODERN BUNGALOW. IDEALLY SITUATED WITHIN WALKING DISTANCE FOR LOCAL SHOPS, BUS SERVICES AND AMENITIES. THE HISTORIC MARKET TOWN OF COLEFORD IS IN THE DELIGHTFUL FOREST OF DEAN, CLOSE TO THE WYE VALLEY. WELL LOCATED FOR ALL MOTORWAY LINKS (M50 & M48 ARE WITHIN A 12 MILE RADIUS) YET ENJOYS A FULL RANGE OF LOCAL FACILITIES TO INCLUDE: CINEMA, POST OFFICE, BANKS, LIBRARY, SHOPS, 2 SUPERMARKETS, PUBS AND RESTAURANTS. PRIMARY AND SECONDARY SCHOOLING WITH FURTHER EDUCATION, LEISURE CENTRE (AT THE COLLEGE CAMPUS) AND TWO SEPARATE GOLF COURSES. A WIDER RANGE OF FACILITIES ARE ALSO AVAILABLE THROUGHOUT THE FOREST OF DEAN INCLUDING AN ABUNDANCE OF WOODLAND AND RIVER WALKS. THE SEVERN CROSSINGS AND M4 TOWARDS LONDON, BRISTOL AND CARDIFF ARE EASILY REACHED FROM THIS AREA ALONG WITH THE CITIES OF GLOUCESTER AND CHELTENHAM FOR ACCESS ONTO THE M5 AND THE MIDLANDS.

### ENTRANCE HALL :

radiator

### LOUNGE: 14' 10" x 10' 0" (4.52m x 3.05m)

window to front, radiator, feature fireplace.

### DINING ROOM / BEDROOM THREE: 10' 0" x 10' 7" (3.05m x 3.22m),

radiator, french doors to

### CONSERVATORY: 12' 3" x 10' 6" (3.73m x 3.20m),

part glazed, radiator, tiled floor.

**KITCHEN: 9' 11" x 7' 0" (3.02m x 2.13m),** Oak fronted base and eye level units, worktop space, tiled splashbacks, single drainer sink unit, electric hob, radiator, power points.

### BEDROOM ONE: 10' 5" x 8' 10" (3.17m x 2.69m),

window to front, radiator.



**BEDROOM TWO: 10' 11" x 8' 10" (3.32m x 2.69m),** maximum, window to rear, radiator.

**SHOWER ROOM:** Shower cubicle, close coupled WC, vanity wash hand basin, ladder radiator, tiled splashbacks, window to side.

**OUTSIDE:** Open plan garden to front with tandem parking on tarmac driveway with gates in to enclosed rear gardens mainly laid to lawn with shrubs and a good sized lawn to the front of the property.

**SINGLE GARAGE: 15' 0" x 8' 0" (4.57m x 2.44m),** (ONE OF A PAIR)



**SERVICES:** all mains. Gas central heating. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.

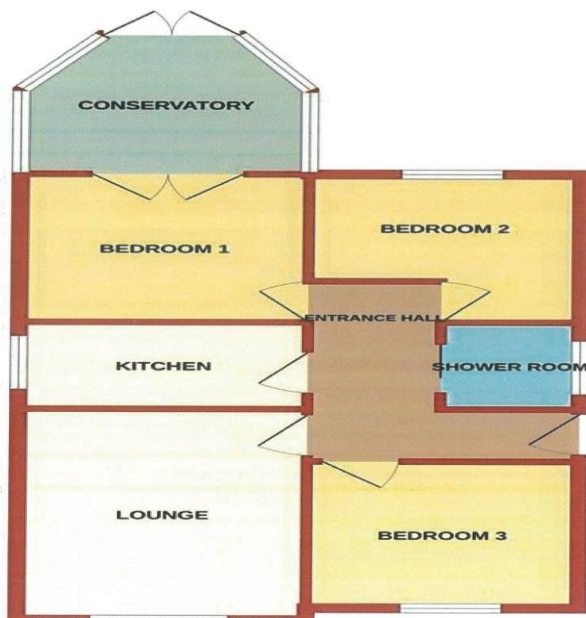
**VIEWING: BY APPOINTMENT WITH THE OWNERS  
SOLE AGENTS.:** ,



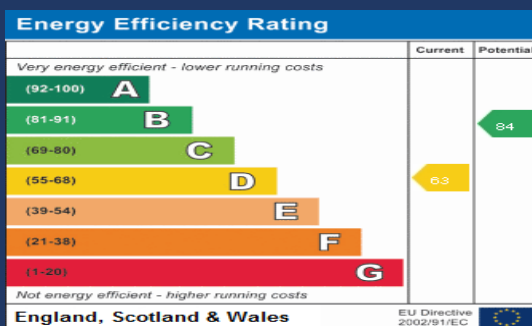
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 833333**

GROUND FLOOR



Measurements are approximate, not to scale, illustrative purposes only  
Made with Metreapp G0023



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**