



**FREEHOLD**

**£299,950**



**8 HIGH STREET, COLEFORD, GL16 8HA**

- COMMERCIAL INVESTMENT
- SIX OFFICES
- TWO CLOAKROOMS
- NO CHAIN
- FREEHOLD PURCHASE
- KITCHEN AND UTILITY
- GARDENS AND OUTBUILDING
- GRADE 2 LISTED

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## 8 HIGH STREET, COLEFORD, GL16 8HA

OCCUPYING A PROMINENT POSITION IN THE HISTORIC MARKET TOWN OF COLEFORD THIS GEORGIAN TERRACE GRADE 2 LISTED FORMER FAMILY HOME IS NOW A SIX ROOM OFFICE WELL APPOINTED PROPERTY. THE BUSY MARKET TOWN IS WELL SITUATED FOR ACCESS FOR THE FOREST OF DEAN, MONMOUTH, ROSS ON WYE, CHEPSTOW, GLOUCESTER CHELTENHAM AND BRISTOL. THE ACCOMMODATION IS LAID OUT AS FOLLOWS:

### RECEPTION LOBBY:

Glass reception window with door to:

### ENTRANCE HALL:

With doors to all ground floor rooms, double radiator, under stairs cupboard, stairs to first floor.

**CLOAKROOM: 7' 0" x 5' 3" (2.13m x 1.60m),** Modern suite comprising of Vanity wash hand basin, WC, wall mounted cupboard, radiator, towel rail, window to rear.

**GROUND FLOOR OFFICE: 13' 7" x 12' 7" (4.14m x 3.83m),** Double radiator, power points and Internet access, with large Georgian style window overlooking Coleford town, door to:

**INNER LOBBY:** Shelving and access to:

**GROUND FLOOR OFFICE TWO: 11' 5" x 12' 10" (3.48m x 3.91m),** Radiator, power points, archway to:



**KITCHEN: 7' 0" x 11' 4" (2.13m x 3.45m),** Base storage units with worktop space incorporating single drainer sink unit, double radiator, extractor fan, velux roof light, window and French Doors to rear.

**FIRST FLOOR LANDING:** Power point and wall lights

**OFFICE THREE: 13' 8" x 16' 4" (4.16m x 4.97m),** Double radiator, power points and internet access. Original tiled fireplace (not operational), Georgian style windows to the front, access via Lobby to:

**FIRST FLOOR OFFICE NO 4: 11' 0" x 15' 2" (3.35m x 4.62m),** Original cast iron fireplace (not operational) BT point, double radiator with a Georgian style window to rear.



**STAIRS TO:** Second floor landing.

**SECOND FLOOR OFFICE NO 5: 13' 9" x 16' 4" (4.19m x 4.97m)**, Original fireplace, double radiator, Georgian style window to the rear, access via Lobby to:

**SECOND FLOOR OFFICE NO 6: 11' 3" x 9' 2" (3.43m x 2.79m)**, Double radiator, strip light, ample power points and internet connection, Georgian style window to rear.

**UTILITY:** With sink unit, cupboards and radiator.

**CLOAKROOM: 4' 2" x 5' 11" (1.27m x 1.80m)**, WC, wash hand basin, Georgian style window to rear.

**OUTSIDE:** The rear gardens are laid to both patio and block paving, boundary stone walling, shrubs and outside lighting. There is a stone built shed of considerable size with power and lighting, window and strip lights.



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.

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