



## 31 Market Place

Coleford, Gloucestershire, GL16 8AA

£375,000



Rarely available in Coleford Town Centre is this commercial/residential investment opportunity providing modern offices to the ground floor with 2 separate apartments to the 1st and 2nd floor.

The property also hosts a garage/lock up to the rear although not directly adjoining the building.

The ground floor offices host a modern reception/showroom with stone wall features and exposed beams, an inner hall leading to the rear rooms which also comprise of a separate, private office, kitchen and rest room, lobby/inner hallway, side entrance hall with boiler, stairs to the first floor, first floor landing and a modern spacious office.

The 1st & 2nd floor apartments are currently tenanted and we can provide proof of rental income for many years as both apartments have long standing tenancies.

31a will be found on the first floor with separate access – this includes lounge, kitchen, two bedrooms and bathroom.

31b is located on the second floor and is the most spacious apartment, refurbished and retaining the character that such a building offers. This apartment also enjoys separate access and includes lounge, kitchen and two bedrooms, both with en-suites.



Approached via front door into:

#### Shop Space:

Exposed stone fire place, windows to front and side, radiators, lighting, power, TV point.

#### Downstairs Office:

Window to side, radiator, power and lighting.

#### Rear Lobby:

Under stairs storage, radiator, power and lighting.

#### Kitchen:

A range of base and drawer units, plumbing for dishwasher, sink with drainer unit, window to side, door to rear courtyard garden, radiator, lighting, power.

#### Cloakroom:

W.C., pedestal sink, window to side, radiator, lighting.

#### First Floor Landing:

#### First Floor Meeting Room:

Double panelled radiator, windows to side and rear, power and lighting.

#### 31a Market Place

Approached via an external staircase to the first floor enclosed landing area and door to 31a:

#### Kitchen:

Fitted kitchen comprising of base units, drawers, worktop surfaces, electric hob with extractor fan over, gas boiler, mains electric box, door to landing, door to shower room.

#### Shower Room:

W.C, wash hand basin and shower cubicle hosting a thermostatic shower, tiled floor, exposed ceiling beam, heated towel rail.

#### Inner Hallway:

Large L shaped hallway with storage cupboard, BT point, radiator.

#### Lounge:

UPVC double glazed window to side, exposed beam, radiators.

#### Bedroom One:

Front aspect sash window and radiator.

#### Bedroom Two:

Front aspect with radiator and sash window.

#### 31b Market Place

Approached via an external staircase to the first floor enclosed lobby area. UPVC double glazed door to the Entrance Lobby:

### Entrance Lobby:

with stairs to the first floor, exposed ceiling beam.

### Landing:

With exposed beams, door to bedroom two and en-suite, radiator.

### Bedroom Two:

With Velux double glazed window, radiator.

### En-Suite:

W.C., wash hand basin, shower cubicle, Velux double glazed window.

### Kitchen:

Fitted modern kitchen comprising of base units with drawers, work surfaces, sink unit, wall mounted gas boiler, double glazed window, exposed ceiling and original roof

beams, smoke alarm, integral electric oven and hob, plumbing for washing machine, Velux to rear, radiator, door to utility cupboard.

### Inner Hallway:

Doors to bedroom one and lounge, radiator, thermostat for central heating system, access to loft space and smoke alarm.

### Bedroom One:

Window to side aspect, radiator.

### En-Suite:

W.C., wash hand basin, shower cubicle, heated towel rail, extractor fan, tiled flooring.

### Lounge:

Front aspect with twin windows, radiators, wall lights.



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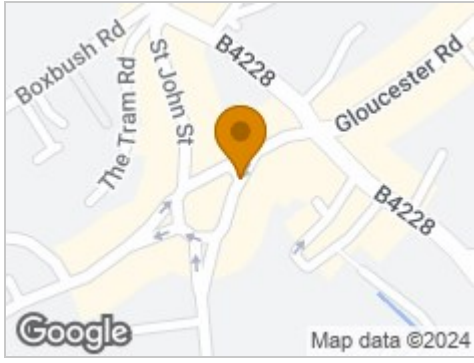
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## Road Map



## Hybrid Map



## Terrain Map



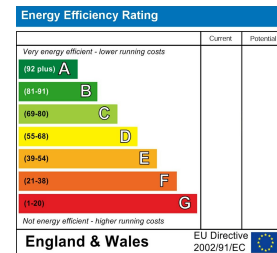
## Floor Plan



## 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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