



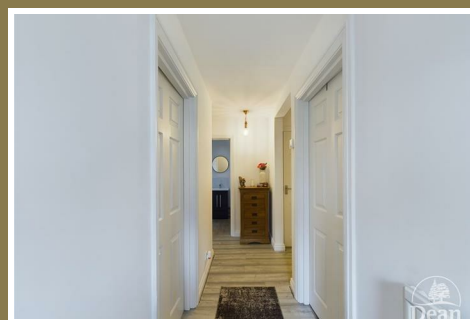
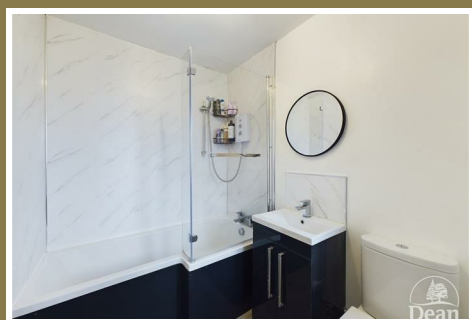
## Flat 3, 9 Boxbush Road Coleford, GL16 8DN

£175,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are pleased to present this immaculate 2 bedroom ground floor flat within a short distance of Coleford town centre! The property boasts a bright and airy feel with large windows offering natural lighting. With a good sized contemporary kitchen offering plenty of storage, under cabinet lighting and plinth lighting, a large but cosy lounge, a modern bathroom, two bedrooms and is complimented by two off road parking spaces.

Coleford town centre has so much to offer! You will find doctors surgeries, dentists, supermarkets, cafes, shops, a cinema and much more within a short distance. Just outside of the town there are many forestry walks and viewpoints.



Approached via side door into:

#### Entrance Hallway:

Doors to bedrooms, bathroom, kitchen and lounge, thermostat, two storage cupboards, single panelled radiator, power and lighting.

#### Kitchen:

7'5" x 10'5" (2.27m x 3.18m)

A range of eye level and base level units, an integrated fridge/freezer, space & plumbing for washing machine, power, under cabinet LED spotlights and plinth lighting, electric oven with an electric hob, extractor hood, one and a half sink.

#### Lounge:

11'3" x 15'0" (3.45m x 4.58m)

Two double glazed composite windows to front aspect, power and lighting, TV point, radiators.

#### Bedroom One:

11'6" x 7'10" (3.51m x 2.41m )

Double glazed composite windows to rear aspect, power and lighting.

#### Bedroom Two:

8'6" x 6'8" (2.61m x 2.04m)

Double glazed composite windows, power and lighting, single panelled radiator.

#### Bathroom:

7'9" x 5'4" (2.37m x 1.65m)

P-shaped bath with electric shower above and storage, lighting, vanity unit with inset hand wash basin, W.C., heated towel rail, double glazed frosted composite window.

#### Outside:

To the front of the property there is a short laid to lawn grass area with a short brick wall, you will find two allocated parking spaces to the rear of the property, outdoor lighting and an outside tap.



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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.

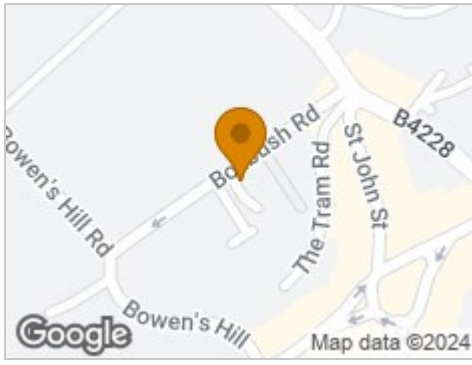
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



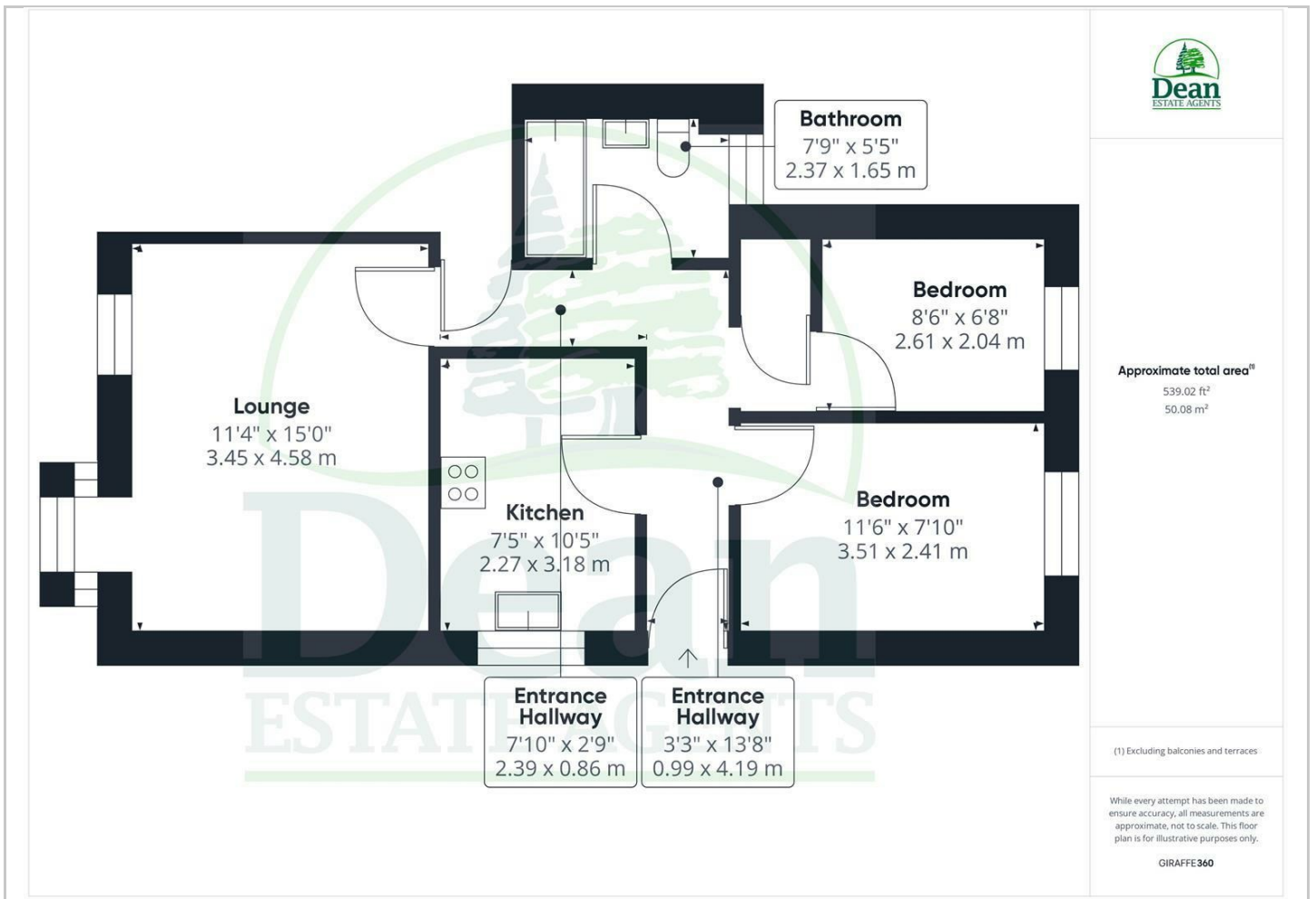
## Hybrid Map



## Terrain Map



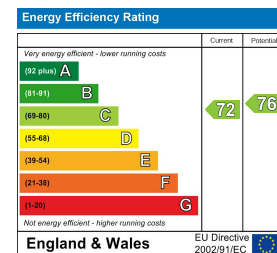
## Floor Plan



## 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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