



24 Market Place  
Coleford, Gloucestershire, GL16 8AE  
Auction Guide £356,000



**AUCTION GUIDE PRICE £356,000\*\*\*AUCTION\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\***  
 Dean Estate Agents offers for sale this amazing investment opportunity in Coleford town centre, this building offers five flats and one shop. The property also benefits from planning permission for one extra flat. Potential annual income of £50k per year! IMMEDIATE INCOME UPON PURCHASE!!!!

**Shop:**

Please note the business is not for sale. We are selling the Freehold of the property.

**Flat 1:**

Comprising of open plan lounge/kitchen, bedroom & shower room.

**Flat 2:**

Comprising of open plan lounge/kitchen, bedroom & shower room.

**Flat 3:**

Comprising of open plan lounge/kitchen, bedroom & shower room.

**Flat 4:**

Comprising of lounge, kitchen, bedroom & shower room.

**Flat 5:**

Comprising of lounge, kitchen, stairs to first floor, two bedrooms & bathroom.

**Parking:**

The property boasts parking for at least 7 vehicles.

**Agents Note:**

Planning permission has been granted for a 6th flat.

**Area Map**



**Floor Plan**



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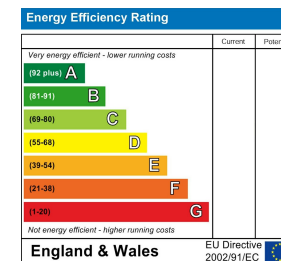
Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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.

**Energy Efficiency Graph**



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