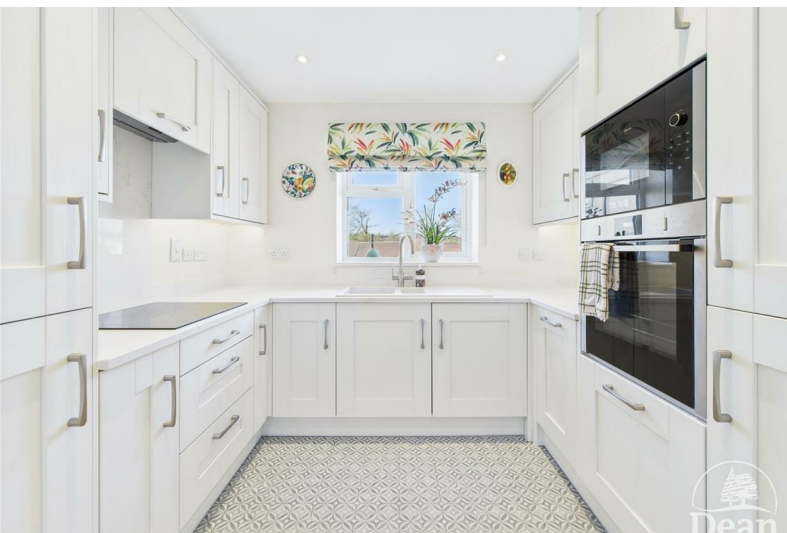




65 Kings Meade

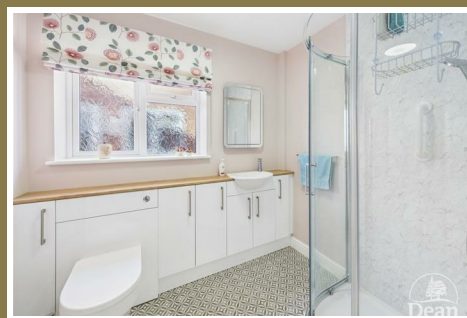
Coleford, Gloucestershire, GL16 8RS

£195,000



VIRTUAL TOUR AVAILABLENO ONWARD CHAIN***Dean Estate Agents are delighted to offer for sale this fabulous two bedroom semi-detached bungalow on the popular development for over 55's in Kings Meade in Coleford. The accommodation comprises of bright & airy lounge, newly extended conservatory, modern kitchen, contemporary shower room & two double bedrooms.

Situated in Coleford town centre, you have a variety of local amenities on your doorstep such as cafes, independent businesses, doctors surgeries, dentists, supermarkets, free houses and fantastic bus links around the Forest of Dean, into Gloucester and Wales.



Approached via a UPVC double glazed front door into:

Entrance Hallway:

11'10 x 3'1 (3.61m x 0.94m)

Wide entrance hall with double panelled radiator, pull cord alarm system, loft access, lighting, smoke alarm, central heating thermostat, storage cupboard and doors to kitchen, lounge, bedrooms and shower room.

Kitchen:

7'9 x 9'2 (2.36m x 2.79m)

A range of eye level and base units, integrated fridge freezer, extractor hood, smart induction four ring hob, integrated washing machine, integrated dishwasher, built in eye level Neff microwave, electric oven, boiler. One and a half bowl sink with boiling water tap and drainer unit. Double glazed upvc window to front aspect.

Lounge:

15'0 x 9'11 (4.57m x 3.02m)

Tv point, power and lighting, two double panelled radiators, sliding door to conservatory.

Conservatory:

5'6 x 10'5 (1.68m x 3.18m)

Brand new with lantern roof, LED spotlights, double panelled radiator, power and lighting, upvc door to garden, a range of upvc double glazed windows.

Shower Room:

7'5" x 5'8" (2.26m x 1.73m)

Non slip walk in shower cubicle, hand wash basin with storage below, high rise W.C, wall mounted illuminated mirror with a de-misting function, heated towel rail, shaver point, double glazed upvc frosted window. Lighting and extractor fan.

Bedroom One:

10'7 x 9'9 (3.23m x 2.97m)

UPVC double glazed window, double panelled radiator, fitted wardrobe, fitted storage cupboard, carpeted flooring, alarm pull cord, tv point, power and lighting.

Bedroom Two:

7'3 x 9'3 (2.21m x 2.82m)

UPVC double glazed window, double panelled radiator, tv point, multiple power sockets, alarm pull cord.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

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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.

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



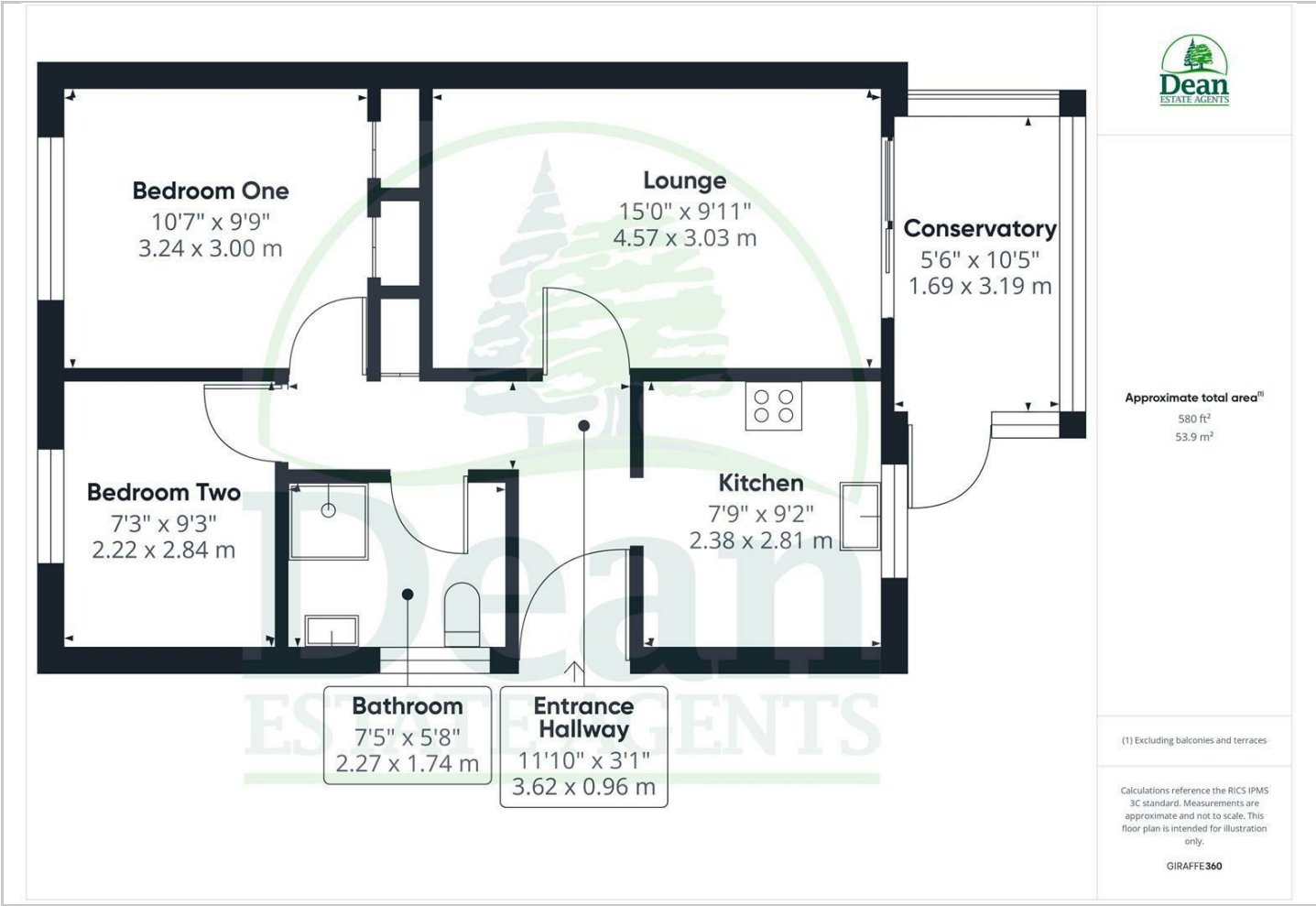
Hybrid Map



Terrain Map



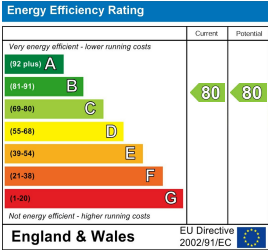
Floor Plan



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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