



The logo for Toombs & Toombs Properties, featuring a stylized house icon above the text 'TOOMBS & TOOMBS' in a serif font, with 'PROPERTIES' in a smaller font below it, and the tagline 'experts in property since 1982' at the bottom.

3 Old Vicarage Court, Coleford, GL16 8RR

Guide Price £99,995



LEASEHOLD

Guide Price £99,995

A FIRST FLOOR APARTMENT SITUATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE WITH NO ONWARD CHAIN

Property Description

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Banks, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling with further education and two separate Golf Courses.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Communal open staircase to

ENTRANCE HALL: built-in cupboard and airing cupboard.

KITCHEN: 9' 3" x 7' 3" (2.82m x 2.21m), single drainer sink unit, worktop space, base and eye level units, window.

LOUNGE: 14' 1" x 10' 9" (4.29m x 3.27m), patio doors to balcony.

BEDROOM: 14' 1" x 7' 1" (4.29m x 2.16m), window, built-in cupboard.

SHOWER ROOM: three piece suite comprising WC, wash hand basin and shower cubicle, window.

OUTSIDE: allocated parking to the rear of the development.

SERVICES: mains water, electricity, gas and drainage. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'A'.

SERVICE CHARGES: £35 pcm covering gardening, buildings insurance and accounts.

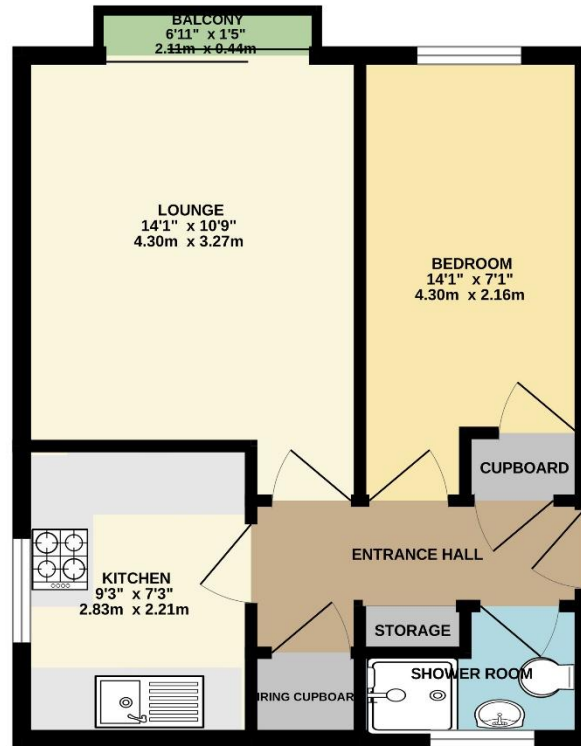
TENURE: leasehold. 999 years from 1998.

t: 01594 844444

e: hello@toombs.properties

www.toombs.properties

GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 386 sq.ft. (35.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrovox ©2024.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

Claremont House, High Street, Lydney
Gloucestershire GL15 5DX

t: 01594 844444
e: hello@toombs.properties

Residential, commercial & land sales



www.toombs.properties