



FREEHOLD

£169,950



22 NASH WAY, COLEFORD, GLOUCESTERSHIRE, GL16 8RQ

- TWO BEDROOMS
- GAS CENTRAL HEATING
- GARAGE

- LARGE LOUNGE
- GARDENS
- FITTED KITCHEN

www.kjtresidential.co.uk

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KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS WELL PRESENTED TWO BEDROOM MID-TERRACE MODERN HOME WITH NEW GAS CENTRAL HEATING BOILER, GARAGE AND GARDEN, IDEAL AS A FIRST TIME BUY AT THIS REALISTIC LISTING PRICE.

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.

Entrance door to -

Hall: Stairs off.

Lounge: 16' 5" x 11' 10" (5m x 3.6m), Window to front, radiator.

Kitchen: 11' 10" x 9' 6" (3.6m x 2.9m), Fitted at wall and base level, sink unit, fitted oven and hob with hood over, Worcester Green Star gas boiler for central heating and domestic hot water, window and door to rear, radiator.



Bedroom One: 11' 6" x 11' 6" (3.5m x 3.5m), Window, radiator.

Bedroom Two: 10' 6" x 6' 7" (3.2m x 2m), Window, radiator.

Bathroom: Three piece suite, over-bath mixer shower, fitted cabinet extractor.

Outside: Driveway to garage and parking space, lawn to front. The rear garden is enclosed and has a patio area and lawned area, herbaceous border, rear pedestrian access.



Services: , All mains services are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033



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ABOUT
Property
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