



LEASEHOLD

£85,000



**FLAT 2, THE OLD LAUNDERETTE, 16 GLOUCESTER ROAD,
COLEFORD, GLOUCESTERSHIRE, GL16 8BL**

- LOUNGE
- BEDROOM
- GAS CENTRAL HEATING
- PARKING
- MODERN FITTED KITCHEN
- BATHROOM
- COMMUNAL GARDEN
- EXCELLENT OPPORTUNITY FOR INVESTORS

www.kjtresidential.co.uk

FLAT 2, THE OLD LAUNDERETTE, 16 GLOUCESTER ROAD, COLEFORD, GLOUCESTERSHIRE, GL16 8BL

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS ONE BEDROOM GROUND FLOOR APARTMENT IN THE POPULAR TOWN OF COLEFORD. THE PROPERTY BENEFITS FROM OFF ROAD PARKING AND COMMUNAL GARDENS TO THE REAR.

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.

Part glazed UPVC door to -

Entrance Hall: , Opening into -

Lounge: 15' 4" x 12' 8" (4.68m x 3.86m), Window to front, radiator, opening to -

Kitchen/Breakfast Room: 12' 5" x 10' 11" (3.79m x 3.32m), Range of wall and base units providing worktop and storage space, one and a half bowl sink unit, fitted electric oven with gas hob and extractor over, tiled splash-backs, plumbing for washing machine, wall mounted gas boiler providing central heating and domestic hot water, there is space in the room for a breakfast table, radiator.



Off lounge -

Bedroom: 11' 3" x 7' 8" (3.44m x 2.33m), Window to front, radiator.

Off lounge -

Bathroom: Three piece suite comprising shaped panelled bath with shower over, sink unit, low level W.C., tiled walls, radiator, extractor, mosaic style floor.



Outside: To the rear are communal gardens and there is off road parking.

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



PASSIONATE
ABOUT
Property
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