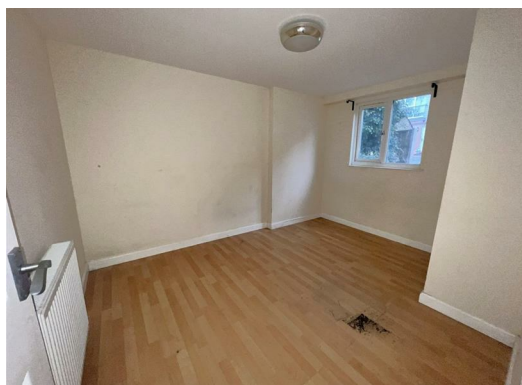




Flat 1, 5 Market Mews Market Street Cinderford GL14 2RT



The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys

£70,000

EPC rating

Steve Gooch Estate Agents are delighted to offer for sale this ONE BEDROOM GROUND FLOOR FLAT benefiting from GAS CENTRAL HEATING, DOUBLE GLAZING & SMALL COURTYARD AREA.

The property comprises of OPEN PLAN LIVING SPACE to include KITCHEN, DINING/LIVING ROOM, BEDROOM and BATHROOM.

Front door of aluminium construction with single glazed obscure glazed panel inset.

**OPEN PLAN LIVING SPACE 13'00 x 17'02
(3.96m x 5.23m)**

Side aspect upvc obscure double glazed window.

LOUNGE/DINING AREA- Ceiling light, central heating thermostat controls, laminate flooring, two double radiators, power points, tv point, telephone point, consumer unit.

KITCHEN- Tiled flooring, base and wall mounted units, single bowl single drainer stainless steel sink unit, mixer tap over, rolled edge worktops, matching upstands, power points, four ring brushed steel gas hob, electric oven beneath, extractor hood over, wall mounted gas fired central heating and domestic hot water boiler, space and plumbing for automatic washing machine, front aspect double glazed window overlooking the courtyard garden.

Door to:

**BEDROOM 11'08 x 9'01 narrowing to 6'10
(3.56m x 2.77m narrowing to 2.08m)**

Ceiling light, double radiator, power point, laminate flooring, front aspect upvc double glazed window overlooking the front courtyard area

BATHROOM 9'00 x 5'00 (2.74m x 1.52m)

White suite with modern side panel bath, mixer tap and shower attachment fitted over, close coupled w.c, wall mounted wash hand basin with tiled splashback, monobloc mixer tap, inset ceiling spots, extractor fan, wall mounted chrome towel radiator.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up and over Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Continue into the town centre, turning right at the Triangle into Market Street. As the road narrows, turn right, where Market Mews can be found on the right hand side.

SERVICES

Mains water, drainage, electricity, gas.

**MOBILE PHONE COVERAGE / BROADBAND
AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent

LOCAL AUTHORITY

Council Tax Band: Advised as A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Advised as Leasehold- 999 lease. 984 years remaining.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

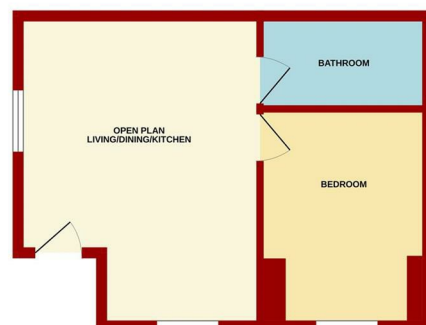
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of space, fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

