



STEVE GOOCH
ESTATE AGENTS | EST 1985



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Residential Sales | Residential Lettings | Auctions | Surveys

Offers In The Region Of £125,000

EPC rating B

A BRAND NEW ONE BEDROOM GROUND FLOOR APARTMENT SITUATED IN THE COLEFORD TOWN CENTRE. THE PROPERTY HAS HIGH SPECIFICATION WITH UNDERFLOOR HEATING THROUGHOUT, ANTHRACITE GREY SASH WINDOWS, OFF ROAD PARKING, WHILST BEING OFFERED WITH NO ONWARD CHAIN.

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, Bank, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses.

ENTRANCE HALL

Storage cupboard, underfloor heating, doors into:

KITCHEN/LOUNGE

Magnet kitchen with base, wall and drawer units, worktop, built-in appliances, front aspect grey anthracite sash window, underfloor heating.

BEDROOM ONE

Rear aspect grey anthracite sash window, underfloor heating.

BATHROOM

White suite with shower over bath, WC, sink, side aspect grey anthracite sash window, underfloor heating.

OUTSIDE

Off road parking.

ADDITIONAL INFORMATION

High quality finish throughout
Fibre internet to the property
Built-in appliances (fridge/freezer, washing machine, oven and hob)
Underfloor heating
Energy efficient house design
K-render with grey anthracite sash windows
Modern living layout

SERVICES

Mains electric, mains gas, mains water and drainage.

WATER RATES

TBC

LOCAL AUTHORITY

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

TENURE

Leasehold, 150 year lease from 2023

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.

DIRECTIONS

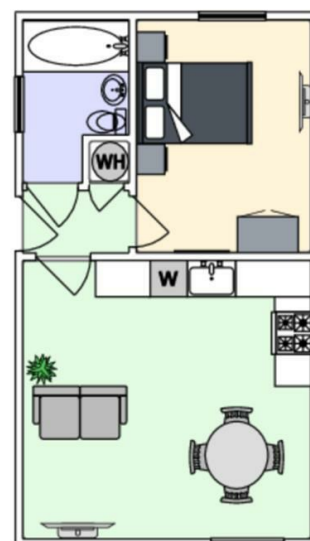
From the Coleford office proceed down to the traffic lights, turn left into Bank Street and then right into Spout Lane, where the property can be found on the right hand side.

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.



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.

