



STEVE GOOCH
ESTATE AGENTS | EST 1985



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Residential Sales | Residential Lettings | Auctions | Surveys

£95,000

EPC rating

THREE BEDROOM DETACHED PARK HOME SITUATED IN A POPULAR LOCATION ON A OVER 50's SITE, WITH AN ON-SITE SHOP. THE PROPERTY BENEFITS FROM A NEW FITTED KITCHEN, DOUBLE GLAZING, OIL FIRED CENTRAL HEATING AND ENCLOSED GARDEN.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public Houses, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Bank, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.

KITCHEN 11'04 x 9'08 (3.45m x 2.95m)

Range of fitted wall, base and drawer mounted units, space for washing machine, electric cooker and fridge freezer, sink and drainer unit, radiator, power points, appliance points, side aspect upvc glazed window.

LOUNGE/DINER 11'10 x 19'08 (3.61m x 5.99m)

Power points, TV point, feature fireplace, two radiators, side and front aspect upvc glazed windows. Upvc frosted glazed double doors opening out to the decking area.

HALLWAY

Storage cupboard. Door into:

BEDROOM 1 8'09 x 9'07 (2.67m x 2.92m)

Built in wardrobes, radiator, power point, side aspect upvc glazed window.

BEDROOM 2 7'10 x 8'00 (2.39m x 2.44m)

Built in wardrobes, radiator, rear aspect upvc glazed window.

BEDROOM 3 6'06 x 5'09 (1.98m x 1.75m)

Radiator, side aspect upvc glazed window.

BATHROOM

Panelled bath tub, W.C, wash hand basin, extractor fan, radiator, tiled splash backs, side aspect upvc frosted glazed window.

SIDE AREA

Patio, laid to lawn, ramp leading to the door, decked area.

SERVICES

Mains water, mains drainage, mains electric, oil.

WATER RATES

To be advised.

LOCAL AUTHORITY

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

TENURE

Freehold.

AGENTS NOTE

Ground rent charge of £159.81 per calendar month.

VIEWINGS

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

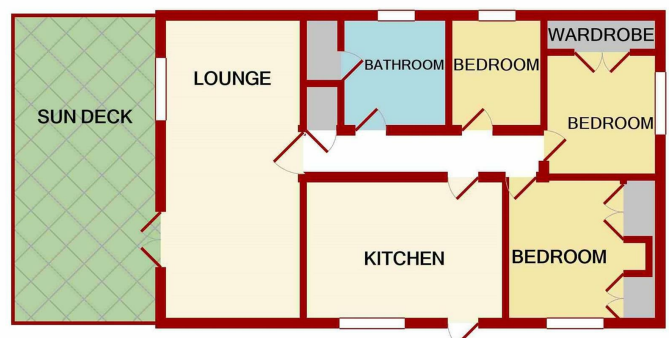
From Coleford, turn right at the traffic lights signposted Lydney/Chepstow. Proceed along bearing left onto Lords Hill. Continue up the hill for approximately half a mile turning left at the crossroads by the Eski-Market then take the first turning left into the car park where the park home can be found in the middle of the site via our for sale board.

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.

