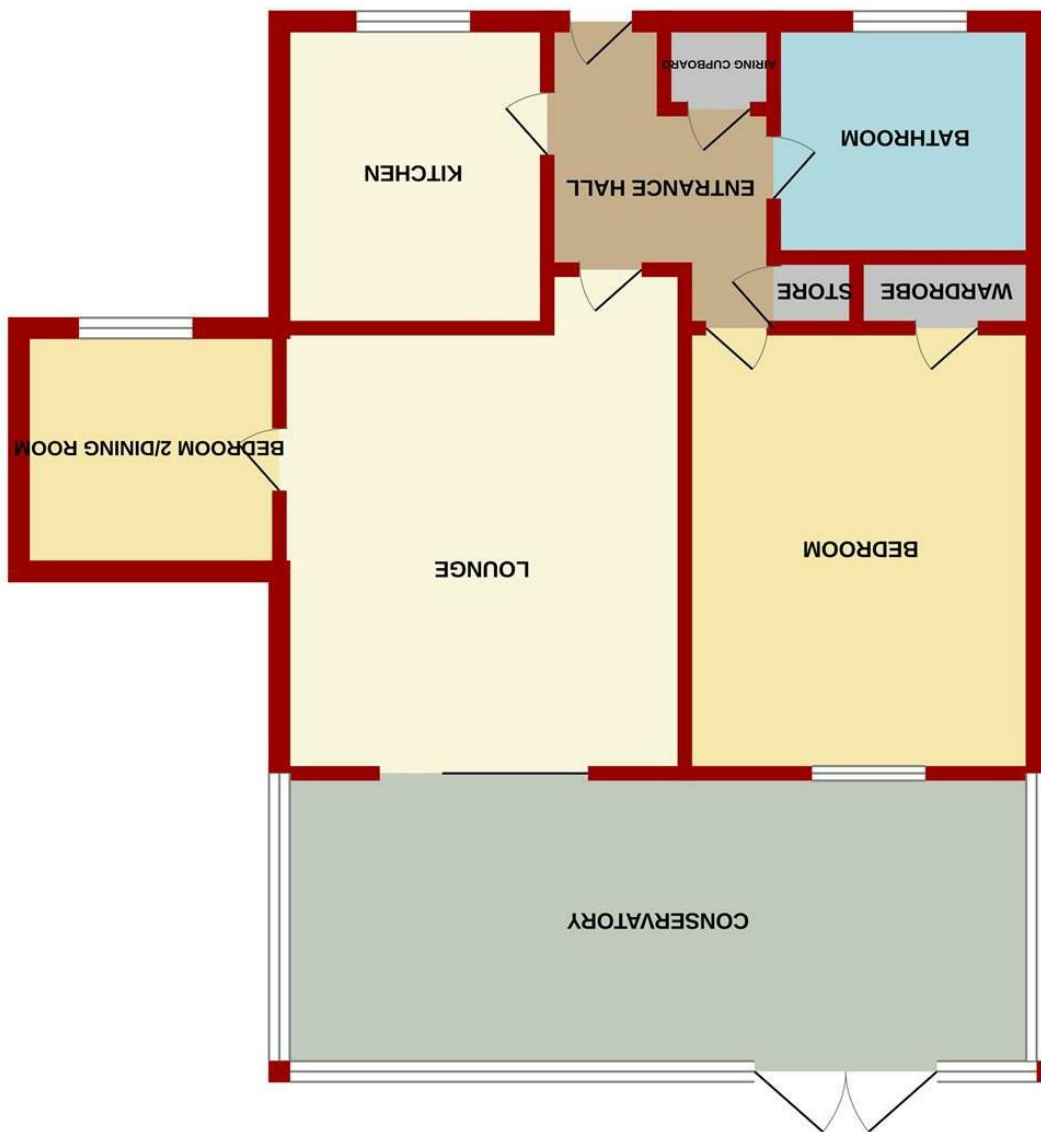
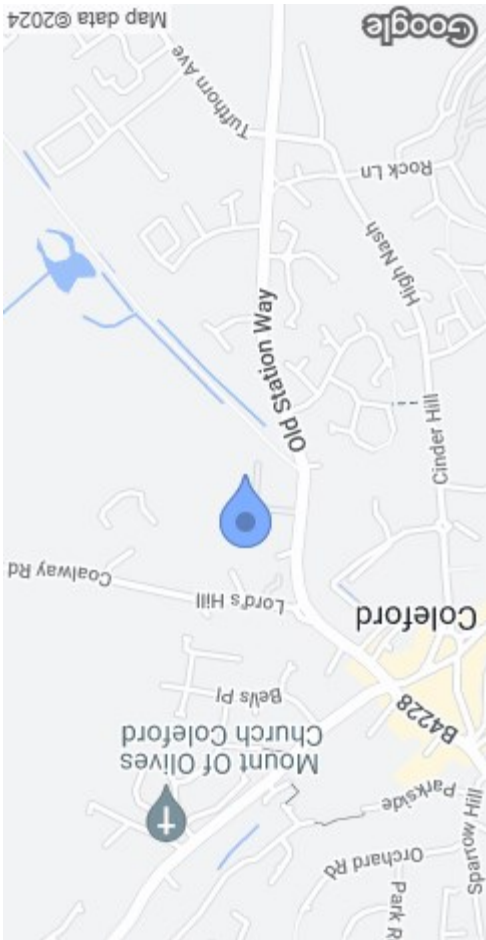




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating



27 Kings Meade  
 Coleford GL16 8RS



**£195,000**

BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW FOR THE OVER 55'S SITUATED ON THE POPULAR DEVELOPMENT OF KINGS MEADE, WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND LOCAL AMENITIES.

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, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



#### ENTRANCE HALL

Accessed via a partly glazed composite door, radiator, power points, airing cupboard housing the hot water tank, door to:

#### KITCHEN

8'3 x 7'2 (2.51m x 2.18m)

A range of base, drawer and wall mounted units, sink and drainer unit with mixer tap over, induction hob, extractor fan, built in oven, microwave and fridge/freezer, front aspect upvc double glazed window.

#### LOUNGE

13'7 x 10'10 (4.14m x 3.30m)

Electric fire, radiator, power points, television point, rear aspect upvc double glazed door to:

#### CONSERVATORY

17'8 x 7'11 (5.38m x 2.41m)

Radiator, power points, side and rear aspect upvc double glazed windows, rear aspect upvc double glazed patio doors giving access to the garden.

#### BEDROOM 1

11'8 x 9'7 (3.56m x 2.92m)

Radiator, power points, built in wardrobe, rear aspect upvc double glazed window.

#### BEDROOM 2

7'11 x 6'8 (2.41m x 2.03m)

Radiator, power points, front aspect upvc double glazed window.

#### BATHROOM

6'2 x 5'10 (1.88m x 1.78m)

Close coupled WC, vanity wash hand basin, radiator, shower cubicle with electric shower over, front aspect upvc frosted double glazed window.

#### OUTSIDE

To the front of the property is a paved area and bin store. The rear garden is low maintenance with a patio area and flower borders.

#### AGENTS NOTE

There is a monthly charge of £102.00 covering all ground maintenance of the development and the 24 hour warden control. In addition, on every re-sale there is a payment of 6% to be paid to the site owner.

#### SERVICES

Mains water, electricity, gas and drainage.

#### WATER RATES

To be confirmed.

#### LOCAL AUTHORITY

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

#### TENURE

Freehold

#### 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 our Coleford Office proceed down to the traffic lights turning right onto Old Station Way, continue along here taking the second turning left into Kings Meade. Follow the road around to the right hand side proceeding to the end where the property can be found on the left 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.

