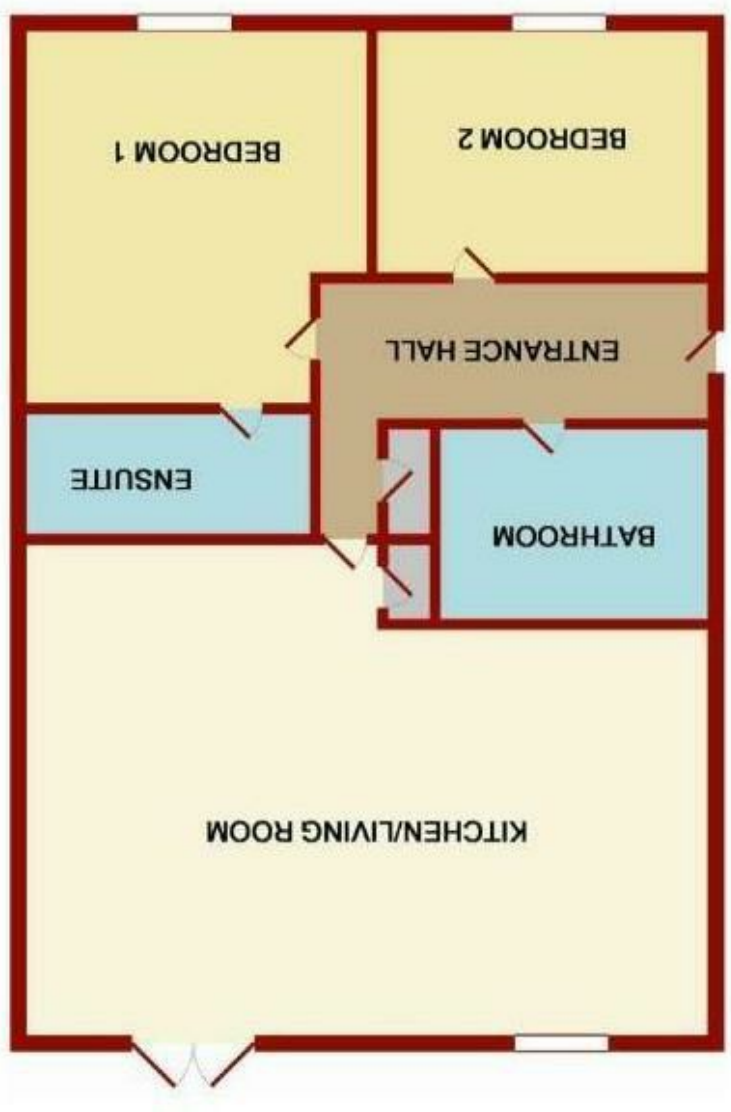
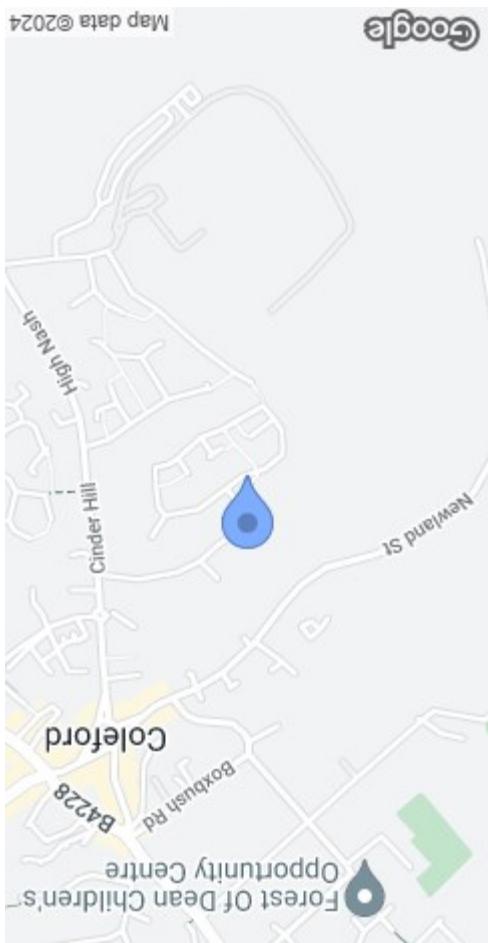




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating
<p>Energy Efficiency Rating: 73</p>	<p>Environmental Impact (CO₂) Rating: G</p>



73 Lawdley Road
 Coleford GL16 8SA



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£149,950

SUPERBLY PRESENTED FIRST FLOOR TWO BEDROOM APARTMENT having NO ONWARD CHAIN, Gas Fired Central Heating, Upvc Double Glazing, Ideal for a First Time Buyer/Investor, ALLOCATED OFF ROAD PARKING and CLOSE ACCESS TO TOWN CENTRE.

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 with further education, Leisure Centre (at the college campus) and two separate Golf Courses.



COMMUNAL HALL

Via part glazed wooden door, rear aspect door to parking and bin store, stairs to the first floor. Solid wooden door to:

ENTRANCE HALLWAY

Radiator, power points, telephone point, access to loft space, wall mounted thermostat control, wooden door giving access to storage cupboard, wooden door to:

KITCHEN/LIVING ROOM

21'01" x 13'02" (6.43m x 4.01m)

A range of base, wall and drawer mounted units, built in oven with four ring hob and extractor fan over, single bowl single drainer sink unit with mixer tap over, appliance points, power points, built in fridge, built in freezer, cupboard housing the 'Potterton' gas fired combination boiler, built in dishwasher, built in washing machine, front aspect upvc double glazed window, space for table.

LIVING SPACE

Radiator, double upvc double glazed doors opening onto the front with safety railings having a pleasant outlook over surrounding countryside, wooden door giving access to storage cupboard.

BEDROOM 1

11'09" x 10'07" (3.58m x 3.23m)

Radiator, power points, telephone point, television point, rear aspect upvc double glazed window, wooden door to:

EN-SUITE

Low level w.c., pedestal wash hand basin, double shower unit with shower over and tiled walls, inset ceiling spotlights.

BEDROOM 2

10'04" x 8'03" (3.15m x 2.51m)

Radiator, power points, television point, telephone point, rear aspect upvc double glazed window.

BATHROOM

Panelled bath with shower attachment over, low level w.c., pedestal wash hand basin with tiled splashback, radiator, partly tiled walls, extractor fan, inset ceiling spotlights.

OUTSIDE

To the front of the property is a lawned area and pathway to the front door.

To the rear there is ALLOCATED OFF ROAD PARKING FOR ONE VEHICLE and a STORAGE OUTBUILDING which is shared with no. 75.

AGENTS NOTE

Leasehold - 125 year lease from 2012. Service charge - £1,200 per annum (invoiced monthly in advance at £100 pcm). Ground rent £240 per annum.

SERVICES

Mains water, electricity, gas and drainage.

LOCAL AUTHORITY

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

VIEWINGS

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

DIRECTIONS

From Coleford town centre proceed up the High Street passing the cinema and continue straight over at the mini roundabout. Take the next turning right into Hampshire Gardens and continue along to the end into Lawdley Road. Follow the road around taking the first right where the property can be located on the left hand side 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)