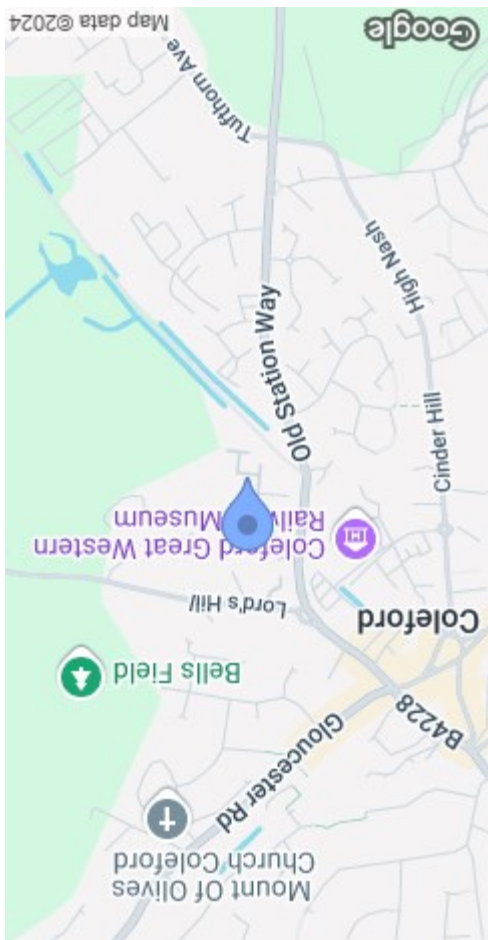
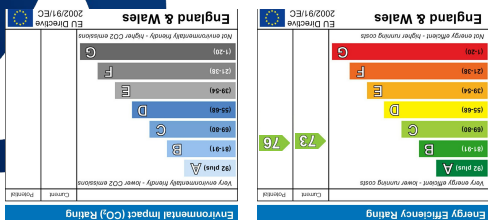




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



54 Kings Meade
 Coleford GL16 8RS

£180,000

A two bedroom ground floor flat, situated in the ever sought after complex of Kings Meade near Coleford town centre. Benefitting from a large conservatory, beautiful garden with stunning rear outlook over the golf course and being sold 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, 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.



Property is accessed via a partly glazed UPVC door into:

ENTRANCE HALLWAY

Radiator, emergency pull cord, airing cupboard housing tank and further cupboard space. Door giving access into:

KITCHEN

7'11 x 6'10 (2.41m x 2.08m)

Front aspect double glazed UPVC window, Worcester boiler, range of wall, drawer and base mounted units, stainless steel drainer unit with taps over, built in oven, built in four ring induction hob, space for washing machine, space for fridge/freezer, power points, emergency pull cord.

From the entrance hallway, door giving access into:

LOUNGE

14'07 x 10'07 (4.45m x 3.23m)

Radiator, power points, TV point, electric fireplace, emergency pull cord. Door which leads into:

BEDROOM TWO/ DINING ROOM

6'05 x 8'04 (1.96m x 2.54m)

Front aspect double glazed UPVC window, radiator, power points.

From the lounge, door giving access into:

CONSERVATORY

19'04 x 7'06 (5.89m x 2.29m)

Rear and side aspect double glazed UPVC windows, polycarbonate roof, radiator, power points. Rear aspect double glazed UPVC sliding doors giving access out to the garden.

From the entrance hallway, door giving access into:

SHOWER ROOM

6'02 x 5'10 (1.88m x 1.78m)

Side aspect double glazed UPVC frosted window, close coupled W.C, sink with tap over, heated towel rail, walk in shower with mains shower overhead, extractor fan and emergency pull cord.

From the entrance hallway, door giving access into:

BEDROOM ONE

12'10 x 9'06 (3.91m x 2.90m)

Rear aspect double glazed UPVC window, power points, radiator, built in cupboard space.

OUTSIDE

To the rear of the property there is a easy low maintenance garden which is a patio slabbed area, there is a laid to lawn area and a raised boarder at the rear for planters with a beautiful overlook of the golf course to the rear.

AGENTS NOTE

There is a monthly charge of £105.00 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, Drainage and Gas Heating.

WATER RATES

Severn Trent.

LOCAL AUTHORITY

Council Tax Band: A
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 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 (Coleford)

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

