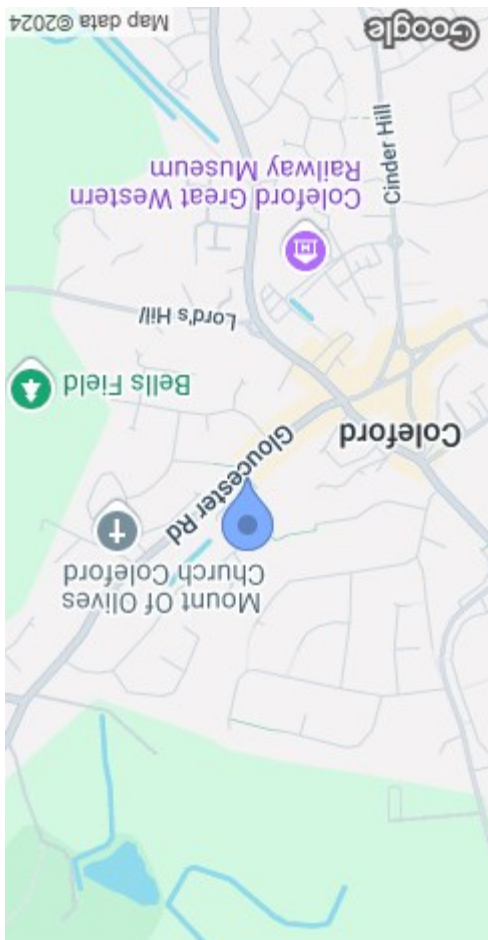




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



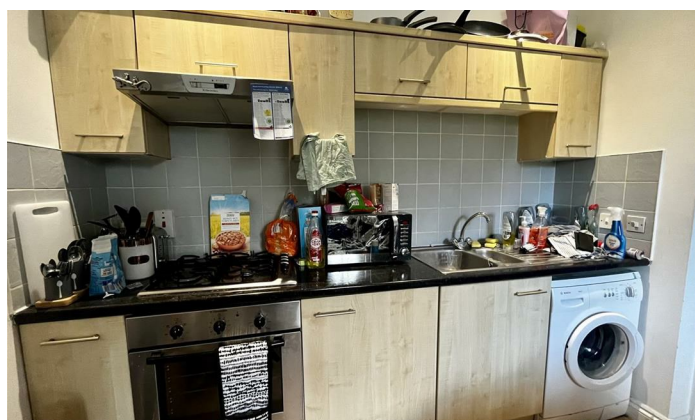
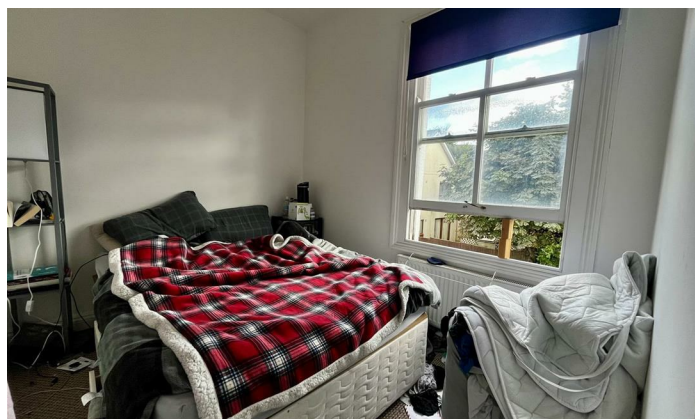
Flat 3, 45 Gloucester Road
 Coleford GL16 8BH

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£105,000

ONE BEDROOM FLAT SITUATED CLOSE TO THE COLEFORD TOWN CENTRE HAVING A TENANT IN SITU. THE PROPERTY HAS GAS CENTRAL HEATING, OFF ROAD PARKING, COMMUNAL GARDENS AND IS WITHIN WALKING DISTANCE OF ALL 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.



Approached via rear aspect door into Communal Entrance, with stairs to first floor landing where number 3 can be accessed.

Approached via door into:

ENTRANCE HALL

Intercom system, power points, BT point.

LOUNGE/ KITCHEN

14'08 x 12'04 (4.47m x 3.76m)

LOUNGE

Rear aspect sash window, radiator, wall mounted gas fired combination boiler.

KITCHEN AREA

Base and wall units, worktop, power points, built-in electric oven, hob and extractor fan, single drainer sink unit, space for washing machine.

BEDROOM

7'07 x 9'00 (2.31m x 2.74m)

Front aspect sash window, radiator.

BATHROOM

5'10 x 6'08 (1.78m x 2.03m)

W.C, wash hand basin with tap, bath with mixer tap shower, heated towel rail, sash window.

OUTSIDE

Rear offers allocated parking, communal gardens and drying areas.

AGENTS NOTE

Ground rent: £150 per annum
Service charge: £183.75 per quarter

SERVICES

Mains electric, mains gas, mains water and drainage.

WATER RATES

TBC

TENURE

Leasehold- 81 years remaining.

LOCAL AUTHORITY

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

DIRECTIONS

From the Coleford town centre proceed to the traffic lights continuing straight over onto Gloucester Road where the property can be found 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)

AWAITING VENDOR APPROVAL

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