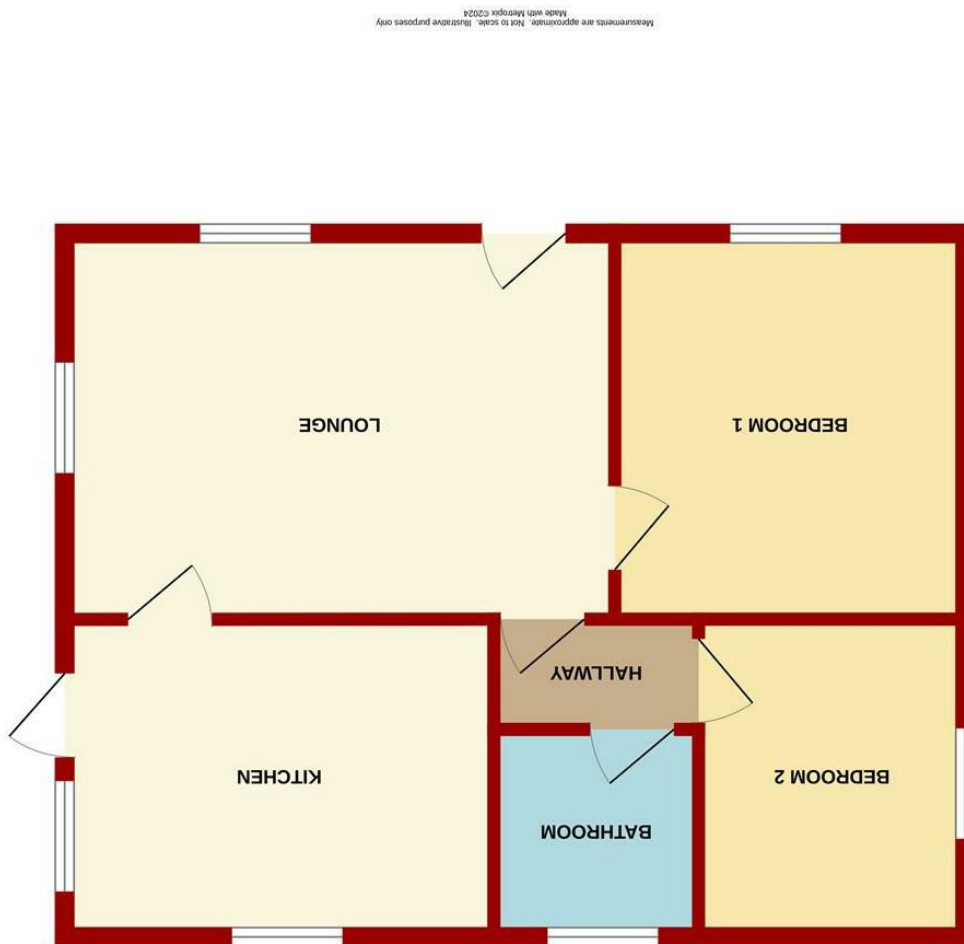
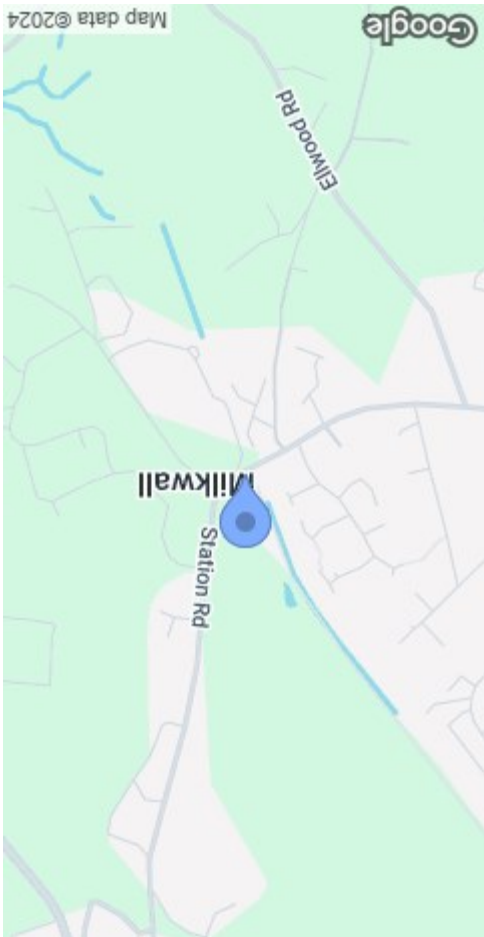




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating
A (93-100)	A (92-100)
B (81-92)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)



GROUND FLOOR



18 Belindas Park  
 Coleford GL16 7LP

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

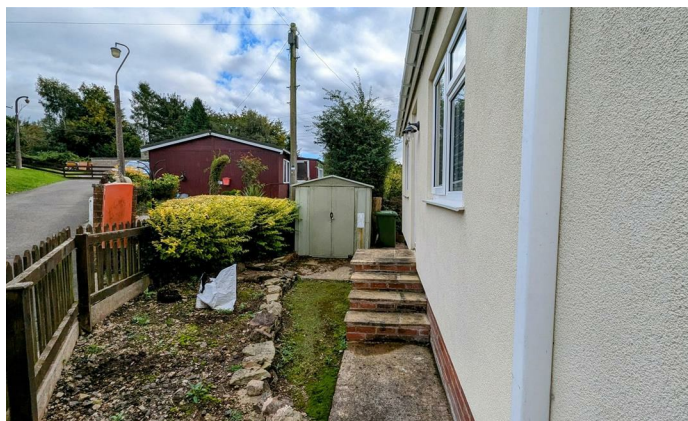


**£105,000**

TWO BEDROOM PARKHOME ON A POPULAR RESIDENTIAL SITE, BEING VERY WELL PRESENTED AND ENJOYING A SOUGHT AFTER POSITION WITH A WRAP AROUND GARDEN.

The village of Milkwall is approximately 1 mile away from the market town of Coleford and offers local amenities to include a Post Office with convenience store, Public House and Football Club.

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



Accessed via UPVC double glazed sliding doors into:

**KITCHEN**

10'11 x 8'04 (3.33m x 2.54m)

A range of wall, drawer and base mounted units, one and a half sink drainer unit with tiled splashback, recently boiler (fitted February), space for a fridge freezer, fire alarm, oven and a gas hob, UPVC double glazed windows, space for a washing machine, double radiator, power points, an archway into:

**LOUNGE**

14'08 x 10'07 (4.47m x 3.23m)

Front and side aspect double glazed UPVC windows, double glazed UPVC door to side, electric fireplace with mantle piece, power points, thermostat, radiators, TV point, internet point, a smoke alarm. Door leading into:

**BEDROOM ONE**

8'05 x 7'06 (2.57m x 2.29m)

Side aspect double glazed UPVC windows, radiator, power points, TV point, built in wardrobes.

**INNER HALLWAY**

5'06 x 2'08 (1.68m x 0.81m)

From the lounge, door leading into inner hallway which gives access to bedroom two and bathroom.

**BEDROOM TWO**

6'07 x 7'06 (2.01m x 2.29m)

Double glazed UPVC window, built in wardrobes and cupboards, radiator, power points, consumer unit.

**BATHROOM**

5'06 x 6'06 (1.68m x 1.98m)

Double glazed UPVC frosted window, double walk in shower with shower screen, W.C, vanity wash hand basin with tiled splashback, extractor fan, radiator.

**OUTSIDE**

The property is accessible via a picket fence gate, leading into a wrap around garden which has a path that takes you to steps that lead up to the patio doors, there is also a slabbed area and stone chipping area. The front patio is equipped with outdoor lighting and includes a parking space. There is a flower border and a garden shed located at the side of the property.

**GROUND RENT**

There is a ground rent of £165 per month, Owners required to pay 10% to the site owner if and when they sell.

**SERVICES**

Mains water, mains drainage, mains electric, bottled gas.

**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**

Leasehold.

**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 to the traffic lights turning right sign posted Bream/Lydney. After a short distance continue to the traffic lights taking a left onto Tufthorn Avenue, continue along bearing left onto Station Road. Proceed on Station Road passing the bus stop on your right where Belindas Park can be found on the next 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)

