

**Energy Efficiency Rating**

UK (Green) 91  
Wales (Blue) 72

EU Average: 72

EU Member States (from highest to lowest rating):

- Denmark (95)
- Sweden (94)
- Finland (93)
- Germany (92)
- France (91)
- Belgium (90)
- Italy (89)
- Spain (88)
- Portugal (87)
- Greece (86)
- Poland (85)
- Czech Republic (84)
- Slovakia (83)
- Slovenia (82)
- Hungary (81)
- Romania (80)
- Bulgaria (79)
- Malta (78)
- Lithuania (77)
- Latvia (76)
- Estonia (75)
- United Kingdom (72)
- Wales (72)

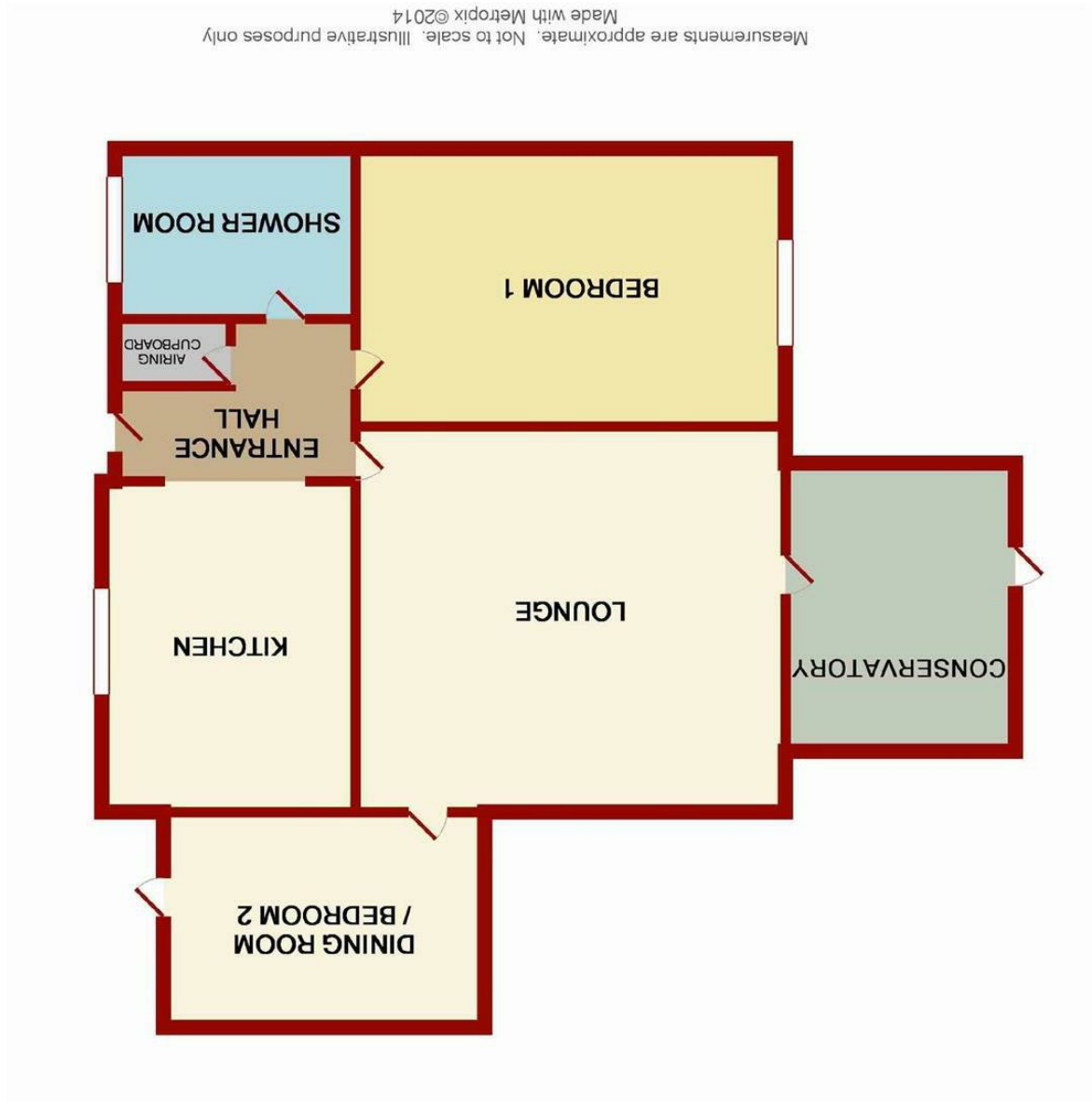
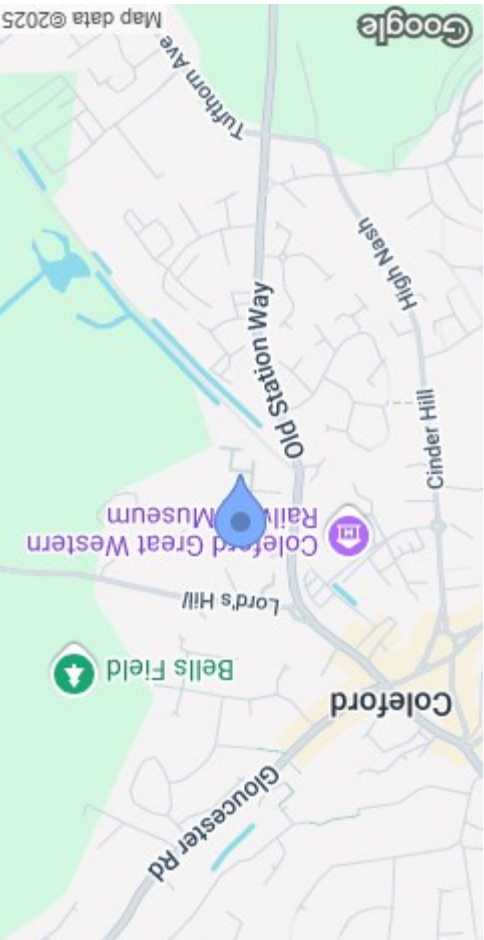
**Environmental Impact (CO2) Rating**

UK (Green) 91  
Wales (Blue) 72

EU Average: 72

EU Member States (from highest to lowest rating):

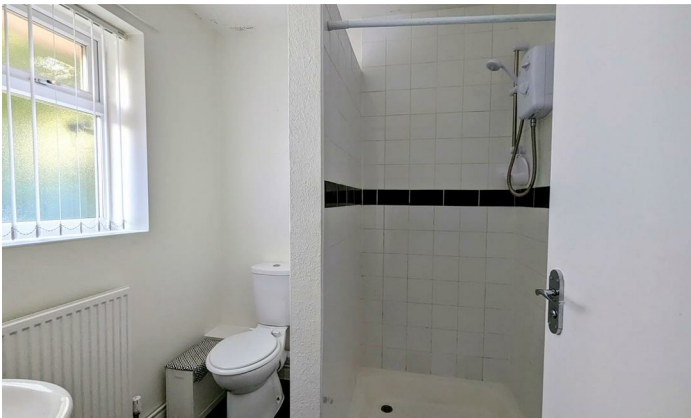
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£185,000

TWO BEDROOM SEMI DETACHED RETIREMENT BUNGALOW situated on a OVER 55'S WARDEN CONTROLLED DEVELOPMENT having NO ONWARD CHAIN, CONSERVATORY, Upvc Double Glazing, Gas Fired Central Heating, COMMUNAL OFF ROAD PARKING and COMMUNAL GARDENS.

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 and two separate Golf Courses.



**ENTRANCE HALL**

Via upvc frosted double glazed door, radiator, access to part boarded and insulated loft space, warden control alarm and pull cord, wooden door to airing cupboard housing the brand new combination boiler with slatted shelving and storage space, further storage cupboard with shelving, opening through to:

**KITCHEN**

8'08" x 7'3" (2.64 x 2.21)

Vinyl flooring, range of base, wall and drawer mounted units, rolled edge worktops, partly tiled walls, space for fridge/freezer, plumbing for washing machine, single bowl single drainer stainless steel sink unit with mixer tap over, appliance points, power points, front aspect upvc double glazed window, plumbing for washing machine.

**LOUNGE**

12'2" x 10'8" (3.71 x 3.25)

Radiator, power points, television point, telephone point, sliding double glazed aluminium doors to:

**CONSERVATORY**

8'1" x 7'09" (2.46 x 2.36)

Power points, upvc construction with upvc double glazed doors to the rear of the property.

**DINING ROOM/BEDROOM 2**

7'11" x 6'11" (2.41 x 2.11)

Power point, radiator, front aspect upvc double glazed window.

**BEDROOM 1**

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

Television point, power points, radiator, wooden door to built in wardrobe with hanging space and shelving, variety of built in bedroom furniture comprising of drawers, shelving and hanging rails, rear aspect upvc double glazed window.

**SHOWER ROOM**

Low level w.c., pedestal wash hand basin, shower cubicle with fully tiled walls and 'Mira Sport' electric shower, vinyl flooring, front aspect upvc frosted double glazed window.

**OUTSIDE**

The property is approached from the rear entrance where there is a COMMUNAL PARKING AREA , garden gate gives access to a small patio area, trees and shrubs, enclosed by fencing. The front of the property is accessed via a pathway leading to a small flagstone area, gravelled area, bin store and space for washing line.

**AGENTS NOTE**

There is a monthly charge of approximately £74.65 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.

**MOBILE PHONE COVERAGE/ BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**WATER RATES**

To be advised.

**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 9.00am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow. Continue along and after a short distance turn left into Kings Meade, turn right and continue along to the end where the property can be found in front of you.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

