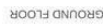
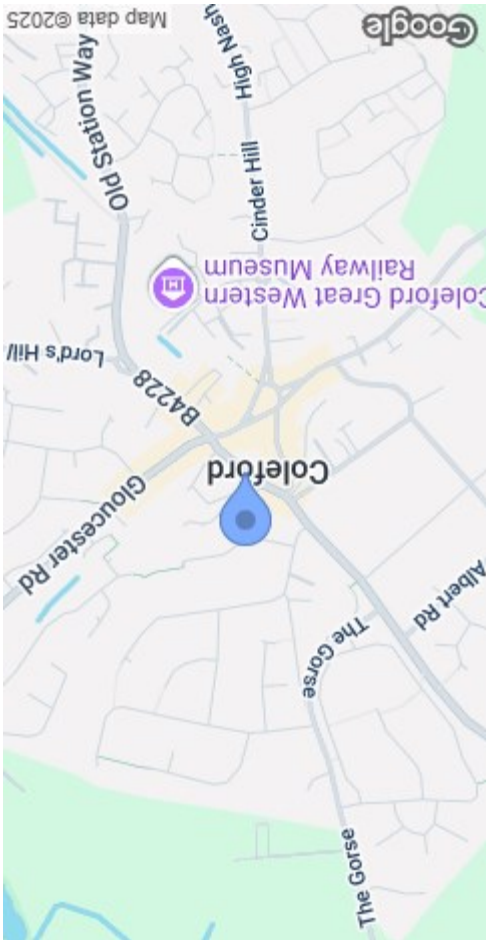


Measurements are approximate. Not to scale. Illustrative purposes only.
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£75,000

A ONE BEDROOM GROUND FLOOR FLAT situated just a SHORT WALK into COLEFORD TOWN CENTRE, benefitting from NO ONWARD CHAIN and the GREAT INVESTMENT POTENTIAL FOR LANDLORDS.

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.



The property is accessed via a wooden door into:

ENTRANCE HALLWAY

Power points. Door into:

KITCHEN/LOUNGE

15'11 x 9'09 (4.85m x 2.97m)

LOUNGE

Front aspect upvc double glazed window, electric radiator, power points TV point,

KITCHEN

Range of wall, base and drawer mounted units, condenser tumble dryer, built in oven, hob and extractor fan, under counter fridge freezer, stainless steel sink unit with taps over, power points.

BEDROOM 1

9'02 x 9'08 (2.79m x 2.95m)

Rear aspect upvc double glazed window, electric radiator, cupboard space.

BATHROOM

5'06 x 6'05 (1.68m x 1.96m)

Panelled bath with electric shower attachment over, close coupled W.C, heated towel rail, wash hand basin.

OUTSIDE

To the rear of the property you have a communal parking area with one reserved parking space.

AGENTS NOTE

There is 66 years left of the lease with a £75 a month ground rent charge.

SERVICES

Mains water, mains drainage, mains water.

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: A

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold, twelfth share of the freehold. 66 years remaining. Ground rent charge of £75 to be paid monthly.

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 the Coleford office proceed to the traffic lights, turning left into Bank street. The property can then be found on the right 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.