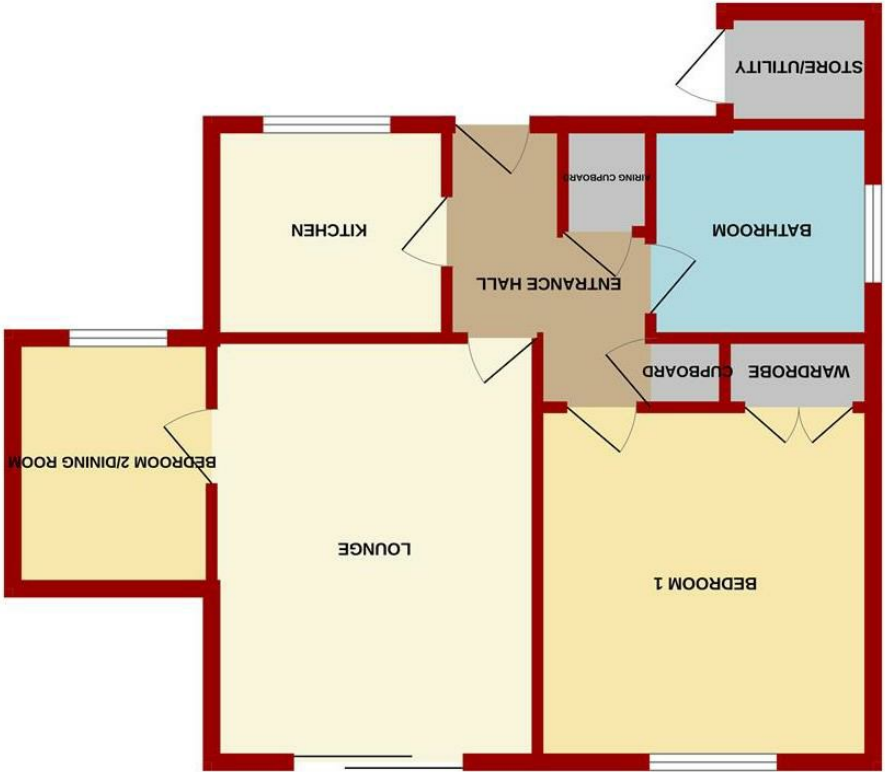
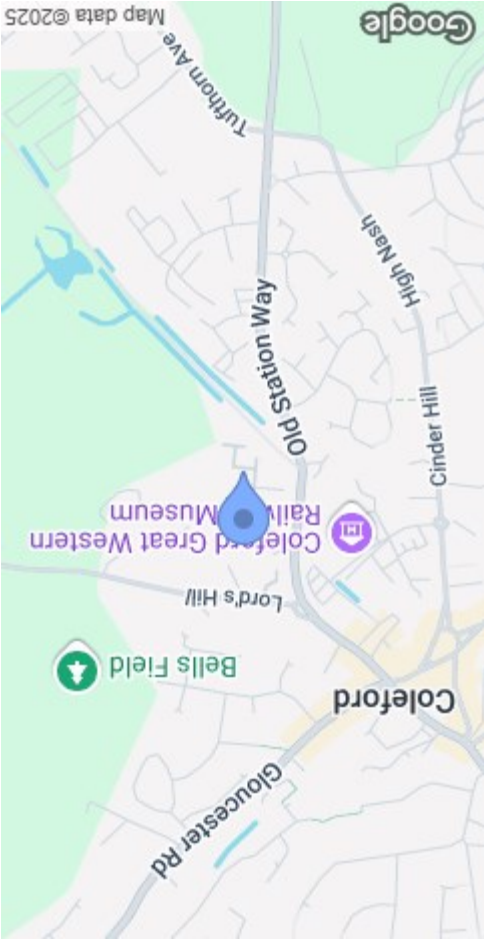


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating	
Current	Future
Very energy efficient - low running costs	
A (93-100)	
B (81-92)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28)	
Not energy efficient - high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Future
Very low environmental impact - lower CO ₂ emissions	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28)	
Not low environmental impact - higher CO ₂ emissions	
EU Directive 2002/91/EC	



GROUND FLOOR



31 Kings Meade
Coleford GL16 8RS

£180,000

A well presented two bedroom ground floor flat situated on the popular over 55's development of Kings Meade, Coleford. The property is benefitting from a stunning rear garden with a lovely outlook which gives one of the best views of Bells Golf Course from Kings Meade. Good size bedrooms with a very light and airy lounge. This property is 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 partly glazed upvc frosted door into:

ENTRANCE HALLWAY

Radiator, two storage cupboards with one housing the hot water tank, door giving access into:

KITCHEN

7'11 x 7'00 (2.41m x 2.13m)

Front aspect double glazed upvc window, range of wall, drawer and base mounted units, stainless steel drainer unit with mixer tap over, space for oven, Ideal boiler, fuse box, space for fridge freezer, space for washing machine, power points, door giving access into:

LOUNGE

10'08 x 14'04 (3.25m x 4.37m)

Rear aspect sliding doors which give access to the rear garden which gives a stunning rear outlook towards the golf course, power points, radiator, TV point, door giving access into:

BEDROOM TWO/ DINING ROOM

6'08 x 8'03 (2.03m x 2.51m)

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

From the entrance hallway, door giving access into:

BATHROOM

6'04 x 8'08 (1.93m x 2.64m)

Side aspect double glazed upvc window, close coupled w.c, sink with tap over, walk in shower with Mira electric shower over.

From the entrance hallway, door giving access into:

BEDROOM ONE

11'10 x 9'07 (3.61m x 2.92m)

Rear aspect double glazed upvc window, radiator, power points, built in wardrobe with hanging and shelving options within.

FRONT GARDEN

To the front of the property there is a small gravelled area, small grassed area and a pathway leading up to the front door.

STORE/UTILITY

4'00 x 5'06 (1.22m x 1.68m)

Accessed from the front of the property via a wooden glazed door. Power and lighting, space for washer/drier, space for fridge/freezer.

REAR GARDEN

Large patio area, laid to lawn area, floral boarders, various plants including a magnolia tree, stunning rear outlook out towards the golf course.

There is also side access to get to the rear garden.

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 Gas, Water, Drainage, Electricity.

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

Severn Trent - rates to be advised.

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 hand side proceeding to the end parking in the allocated spaces where the property can be found on the left hand side.

PROPERTY SURVEYS

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

