



FREEHOLD

£215,000



12 SPEEDWELL, MILE END, GL16 7NJ

- LIVING ROOM
- TWO BEDROOMS
- GARDEN
- PARKING FOR TWO MOTOR VEHICLES
- DINING ROOM
- BATHROOM
- SHED
- NO ONWARD CHAIN

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12 SPEEDWELL, MILE END, GL16 7NJ

A BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE RECENTLY REDECORATED, NEW RADIATORS, REMODELLED KITCHEN, NEW FLOORING AND READY TO MOVE IN TO WITH NO 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 WITH FURTHER EDUCATION AND TWO SEPARATE GOLF COURSES. A WIDER RANGE OF FACILITIES ARE ALSO AVAILABLE THROUGHOUT THE FOREST OF DEAN INCLUDING AN ABUNDANCE OF WOODLAND AND RIVER WALKS. THE SEVERN CROSSINGS AND M4 TOWARDS LONDON, BRISTOL AND CARDIFF ARE EASILY REACHED FROM THIS AREA ALONG WITH THE CITIES OF GLOUCESTER AND CHELTENHAM FOR ACCESS ONTO THE M5 AND THE MIDLANDS.

ENTRANCE HALLWAY :

Coat hanging area, radiator, stairs to first floor, door to front.

LIVING ROOM / DINING ROOM: 16' 8" x 11' 11" (5.08m x 3.63m)

Luxury vinyl tiled flooring, two radiators, window to front.

KITCHEN: 11' 10" x 7' 10" (3.60m x 2.39m),

Extensive range of base and eye level units, work surface incorporating one and a half bowl stainless steel sink unit with mixer tap, breakfast bar, space for cooker, space for fridge/freezer, plumbing for automatic washing machine and dishwasher, radiator, wall mounted Glowworm gas fired combination boiler (hot water and central heating), porcelain tiled floor, window overlooking garden and door to rear.

STAIRS TO FIRST FLOOR LANDING: Access to loft space via pull down ladder.

BEDROOM ONE: 11' 8" x 9' 9" (3.55m x 2.97m),

Radiator, double wardrobe with hanging space and shelving, window to front.

BEDROOM TWO: 10' 8" x 7' 0" (3.25m x 2.13m),

Radiator, two wardrobes with shelving, window overlooking rear garden.



BATHROOM: Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, tiled splashbacks, radiator, window to rear.

OUTSIDE: The front garden consists of a small enclosed area for sitting with wrought iron fencing, pedestrian access to the side via a gate into rear enclosed garden with two patios, level lawn, timber garden shed 10.5' x 7' Outside tap and enclosed by wood panelled fencing. Parking for two motor vehicles in tandem.

SERVICES: All mains. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.:

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.





IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Property
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