



68 Kings Meade  
Coleford, Gloucestershire, GL16 8RS  
£185,000

🛏️ 2 🚿 1 🛋️ 1 ☰ C

**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\*Dean Estate Agents are delighted to offer for sale this two bedroom semi-detached bungalow on the popular development for over 55's in Kings Meade in Coleford. The accommodation comprises of a good sized lounge with sliding doors outside, sizeable kitchen, contemporary shower room & two double bedrooms.**

Situated in Coleford town centre, you have a variety of local amenities on your doorstep such as cafes, independent businesses, doctors surgeries, dentists, supermarkets, free houses and fantastic bus links around the Forest of Dean, into Gloucester and Wales.

## Area Map



Approached via a UPVC front door into:

**Entrance Hallway:**  
6'1" x 3'8" (1.87m x 1.12m)  
Doors to bedrooms, kitchen, lounge & bathroom, emergency pull down cord, smoke alarm, loft hatch, power & lighting.

**Lounge:**  
9'11" x 14'10" (3.04m x 4.53m)  
TV point, power & lighting, double glazed UPVC patio doors, double panelled radiators.



**Kitchen:**  
9'3" x 7'10" (2.83m x 2.39m)  
A range of eye level and base units, eye level gas oven with integrated microwave above, electric hob with extractor hood, stainless steel sink with integrated drainer unit, boiler, space & plumbing for washing machine & fridge/freezer, double glazed UPVC window.

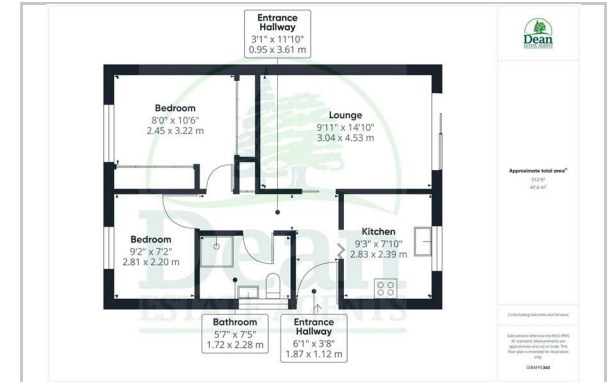
**Bedroom One:**  
8'0" x 10'6" (2.45m x 3.22m)  
Double glazed UPVC window, built in wardrobes, double panelled radiator, power & lighting.

**Bedroom Two:**  
9'2" x 7'2" (2.81m x 2.20m)  
Double glazed UPVC window, double panelled radiator, power & lighting.

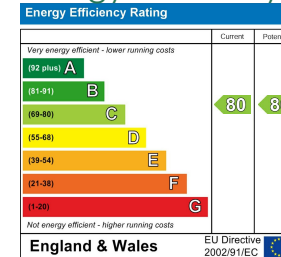
**Bathroom:**  
5'7" x 7'5" (1.72m x 2.28m)  
Walk in shower cubicle, W.C., hand wash basin with storage below, extractor fan, radiator, pull down emergency cord, lighting.

**Outside:**  
An enclosed laid to lawn garden to the rear. Patio area to the front of the property approached via the sliding doors in the lounge.

## Floor Plan



## Energy Efficiency Graph



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.