



**LEASEHOLD**

**£90,000**



**5 COALWAY PARK, COALWAY, GL16 7HY**

- TWO BEDROOMS
- LIVING ROOM
- STUDY AREA
- RESIDENT PARKING
- OIL CENTRAL HEATING

- KITCHEN
- SHOWER ROOM
- OUTSIDE AREA
- NO ONWARD CHAIN

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## 5 COALWAY PARK, COALWAY, GL16 7HY

A TWO BEDROOM PARK HOME IN A WELL ESTABLISHED COMMUNITY WITH MINI SUPERMARKET AND POST OFFICE ON SITE, CLOSE TO WOODLAND WALKS AND COLEFORD TOWN CENTRE. 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, BANKS, 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.

### RECEPTION:

#### KITCHEN: 10' 10" x 9' 8" (3.30m x 2.94m)

Range of base and eye level storage units, worktop space incorporating single drainer bowl steel sink unit with hot and cold tap over, radiator, windows and door to front.

**LIVING ROOM: 19' 6" x 13' 0" (5.94m x 3.96m),** narrowing to 11'6 Mock fireplace with period style surround, two radiators, windows to front and side and door to side.

**INNER HALLWAY:** Cupboard with coat hanging area, radiator,

**STUDY AREA:** With shelved storage cupboard, radiator and door to rear.

**BEDROOM ONE: 9' 6" x 8' 10" (2.89m x 2.69m),** Plus wardrobe Radiator, wall to wall wardrobes with shelf and hanging rail, window to front.



**BEDROOM TWO: 8' 0" x 7' 6" (2.44m x 2.28m),** Plus wardrobe Wall to wall wardrobe with hanging rail and shelf, radiator, window to side.

**SHOWER ROOM:** Shower cubicle, close coupled WC, pedestal wash hand basin, window to rear.

**OUTSIDE:** Wooden storage shed, decking, metal storage shed, free standing oil fired boiler (not tested). Car park available for residents.

**SERVICES:** Mains water, drainage and electricity, propane gas cylinders for cooking and oil for central heating.





**AGENTS NOTE:** The current monthly pitch fee is £193.94 and 10% is payable to the site owners upon sale of the property

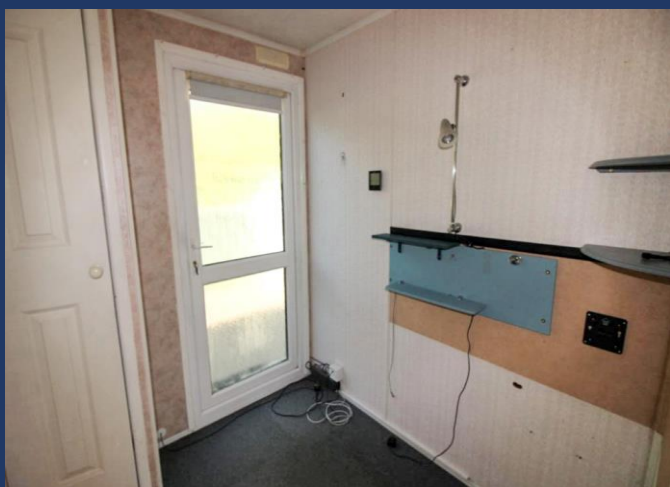
**OUTGOINGS:** Contact the Forest of Dean District Council



**DIRECTIONS – From Coleford town centre proceed on to the traffic lights, then turn right, then take a first turning left and continue for approx. ½ mile until you get to the crossroads. Take the turning left and then first left again where you will find the property.**

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**



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