



Old Vicarage Court

Coleford, Gloucestershire, GL16 8RR

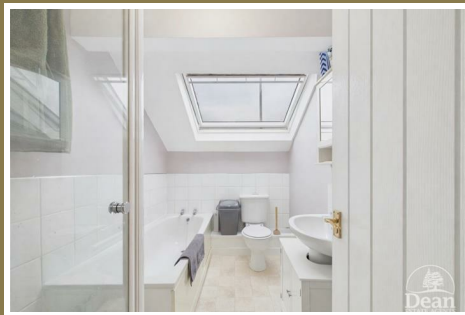
£108,500



A well-presented one bedroom flat offered with no onward chain, conveniently situated close to Coleford town centre and its excellent range of amenities. The accommodation comprises a welcoming entrance hallway leading through to a spacious and light-filled lounge, featuring a Juliette balcony overlooking the communal grounds. The modern fitted kitchen offers a range of wall and base units with ample worktop space, while the contemporary bathroom benefits from a bath with shower over and a Velux window allowing plenty of natural light. The property further offers a generous double bedroom with pleasant outlooks and useful storage throughout.

Externally, the property enjoys well-maintained communal gardens, allocated parking and a covered communal entrance area. This property would make an ideal first-time purchase, buy-to-let investment or low-maintenance home.

Coleford is a historic market town set in the heart of the Forest of Dean, popular for its walkable town centre, range of amenities and excellent access to beautiful surrounding woodland. Combining convenience with a strong sense of community and easy access to the wider Forest and Wye Valley, it is a highly desirable location for those looking to enjoy both town and country living.



Approached via UPVC double glazed front door into:

Entrance Hallway:

13'3" x 4'0" (4.06m x 1.22m)

Doors to lounge, kitchen, bathroom & bedroom, smoke alarm, power & lighting.

Lounge:

12'4" x 10'7" (3.78m x 3.24m)

Double glazed UPVC sliding doors to garden, power & lighting, TV point.

Kitchen:

8'3" x 7'0" (2.52m x 2.15m)

A range of eye level and base units, double glazed UPVC window, gas oven & hob, stainless steel sink with integrated drainer unit & mixer tap, space & plumbing for washing machine, space for fridge/freezer, power & lighting.

Bedroom One:

13'9" x 9'8" (4.21m x 2.97m)

Double glazed UPVC window, power & lighting.

Bathroom:

8'11" x 6'1" (2.72m x 1.87m)

W.C., hand wash basin, shower cubicle, panelled bath, Velux UPVC window, lighting, extractor fan.

Storage Room:

6'8" x 4'0" (2.04m x 1.24m)

Outside:

The property benefits from communal gardens and a parking space, there is visitor parking available.



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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.

Road Map



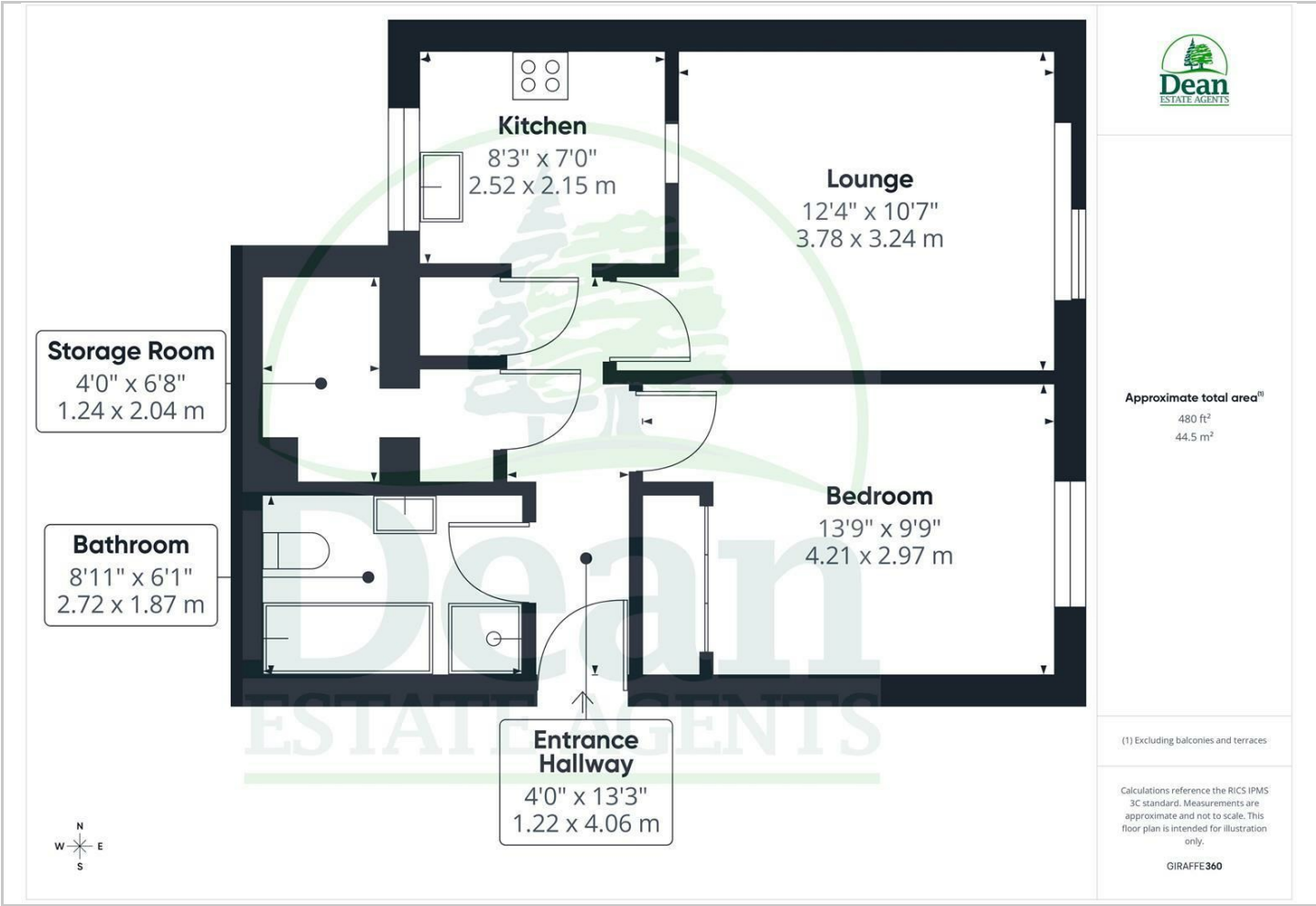
Hybrid Map



Terrain Map



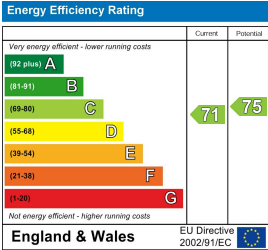
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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