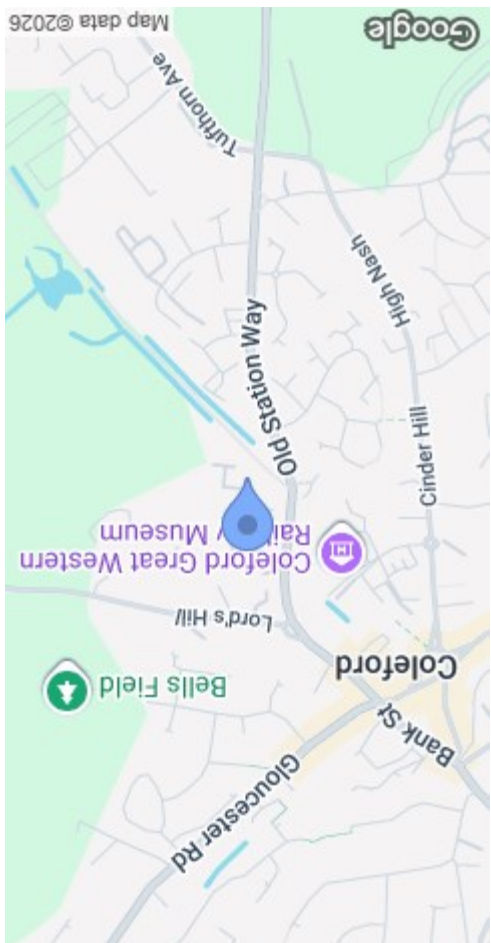




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47</td></tr> <tr><td>B</td><td>48-57</td></tr> <tr><td>C</td><td>58-67</td></tr> <tr><td>D</td><td>68-77</td></tr> <tr><td>E</td><td>78-87</td></tr> <tr><td>F</td><td>88-95</td></tr> <tr><td>G</td><td>96-100</td></tr> </table>	A	39-47	B	48-57	C	58-67	D	68-77	E	78-87	F	88-95	G	96-100	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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GROUND FLOOR



72 Kings Meade
 Coleford GL16 8RS

£200,000

Beautifully presented and tucked away in a quiet corner of this popular development, this TWO-BEDROOM BUNGALOW offers a superb blend of COMFORT, PRACTICALITY and EASE OF LIVING. With a PRIVATE GARDEN, CONSERVATORY and 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.



ENTRANCE HALLWAY

Welcoming hallway accessed via a part double-glazed uPVC door, featuring a radiator, intercom system, emergency pull cord, power points, storage cupboard, and access to the loft.

KITCHEN

9'03" x 8'01"

Fitted with a range of base, wall and drawer units with rolled-edge worktops, 1½-bowl stainless-steel sink with mixer tap, space and plumbing for a washing machine, space for a cooker and fridge-freezer, part-tiled walls, power points and appliance points. Houses the Ideal combination boiler. Front-aspect uPVC double-glazed window.

LOUNGE

14'11" x 9'11"

A bright and comfortable living space with radiator, power points, TV and internet access, and an emergency pull cord. Sliding uPVC double-glazed doors lead through to the conservatory.

CONSERVATORY

10'09" x 7'09"

A superb additional living area featuring a radiator, power points, ceiling-mounted electric blinds, front and side-aspect uPVC double-glazed windows, and a side door opening to the front patio and lawn.

BEDROOM ONE

10'10" x 9'11"

A well-proportioned main bedroom with built-in wardrobes, radiator, power points, emergency pull cord, and a rear-aspect uPVC window.

BEDROOM TWO / DINING ROOM

9'03" x 7'04"

A flexible second room ideal as a bedroom, dining room or study, with radiator, power points, emergency pull cord and rear-aspect uPVC window.

SHOWER ROOM

Recently refurbished to create a modern wet room with walk-in double shower, vanity wash basin, WC, radiator, emergency pull cord and frosted uPVC window.

OUTSIDE

The property benefits from a communal parking area to the front, leading to a lawned section and small patio adjoining the conservatory, with a pathway running along the side of the bungalow to the rear garden which includes a patio seating area, outside tap, wooden garden shed and bin store; the garden is mostly enclosed, with the potential to fully secure the remaining boundary with a simple fence addition if desired.

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 Water, Gas, Drainage and 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: B
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 left hand side where the property can be found via our 'For Sale' board.

PROPERTY SURVEYS

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