



Old Vicarage Court

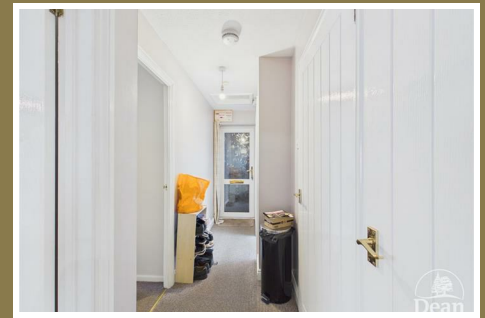
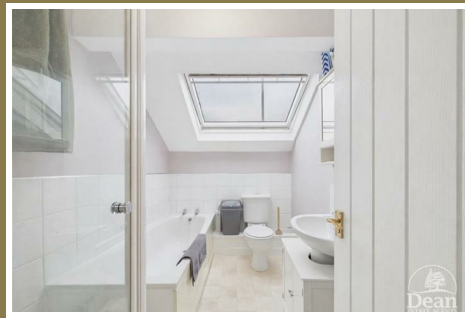
Coleford, Gloucestershire, GL16 8RR

£110,000



A well presented one bedroom flat offered with no onward chain, ideally situated close to Coleford town centre and its wide range of amenities. The property benefits from a modern kitchen & bathroom, a spacious lounge with a Juliette balcony, and a good sized double bedroom, making it an ideal first-time buy, investment, or low-maintenance home. Further benefits include communal gardens and allocated parking.

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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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.

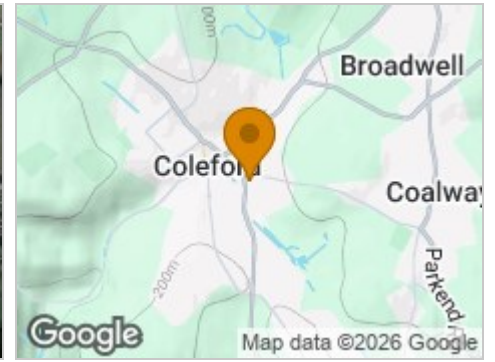
Road Map



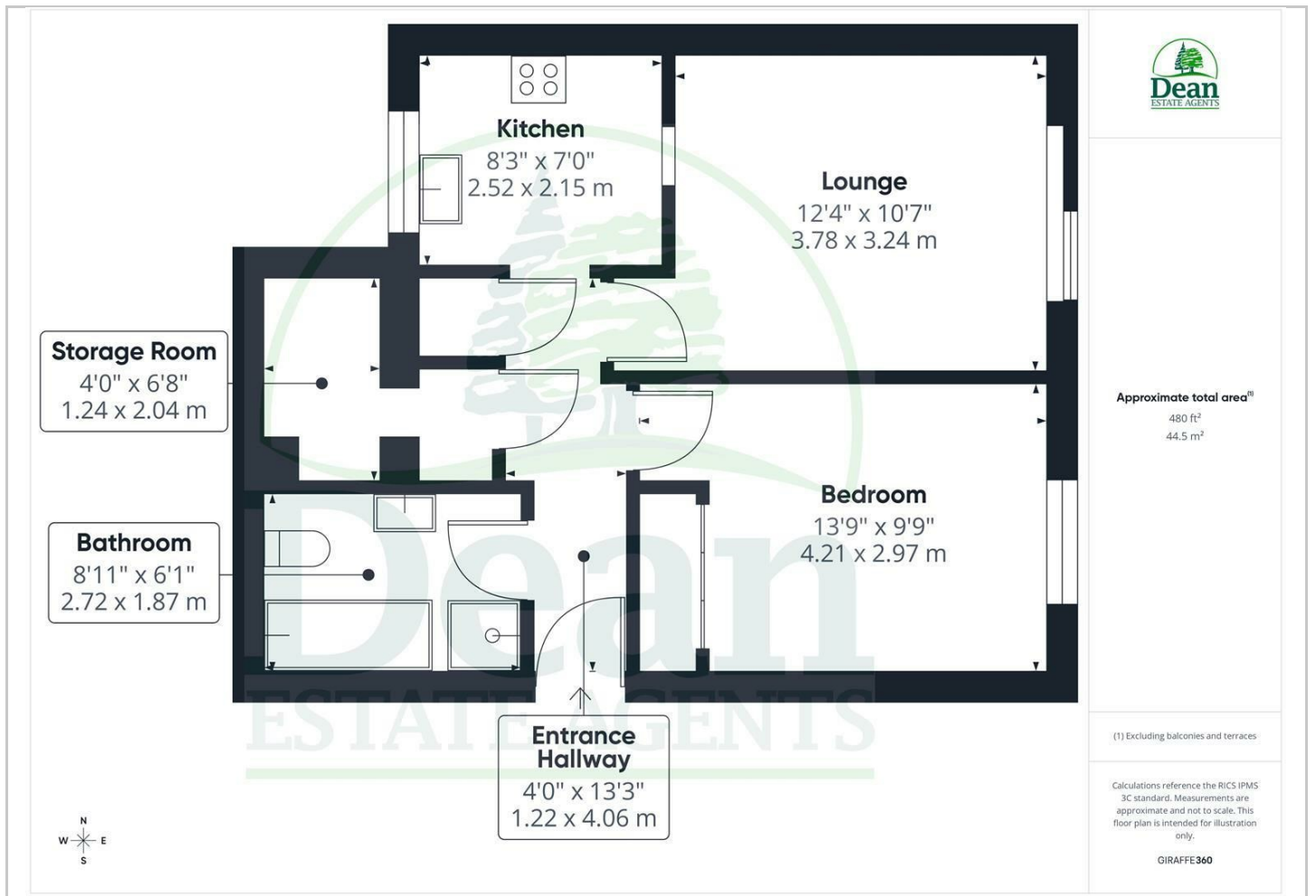
Hybrid Map



Terrain Map



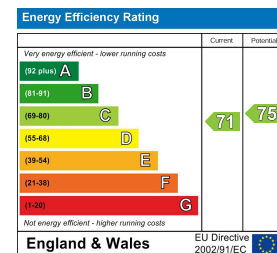
Floor Plan



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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