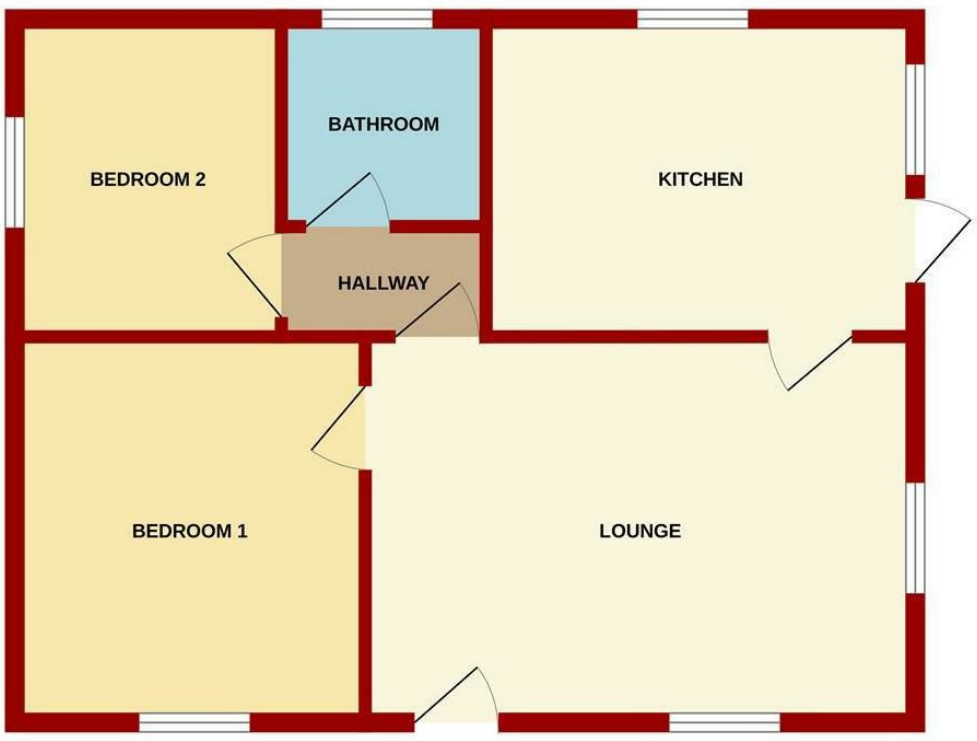
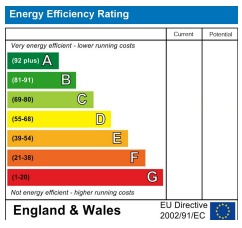
18 Belindas Park
Milkwall, Coleford GL16 7LP

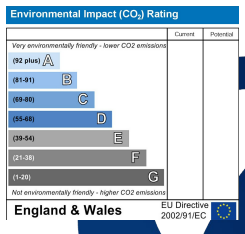
STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024





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.

1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

£50,000

A WELL-PRESENTED TWO-BEDROOM over 50's PARK HOME situated in a POPULAR RESIDENTIAL LOCATION, benefitting from, WRAP-AROUND GARDEN, MODERN KITCHEN. The property offers comfortable single-storey living and is ideal for those seeking a low-maintenance home within a well-regarded development.

The village of Milkwall is approximately 1 mile away from the market town of Coleford and offers local amenities to include a Post Office with convenience store, Public House and Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.

KITCHEN
10'11 x 8'04 (3.33m x 2.54m)
Fitted with a range of wall, drawer and base-mounted units incorporating a one and a half bowl sink and drainer unit with tiled splashbacks. Recently fitted wall-mounted gas-fired boiler (February 2024). Space for fridge freezer and washing machine. Newly fitted oven with gas hob over. Double-glazed uPVC windows, double radiator, power points and smoke alarm. Archway leading into:

LOUNGE
14'08 x 10'07 (4.47m x 3.23m)
Bright and spacious reception room with front and side aspect double-glazed uPVC windows and a double-glazed uPVC door to the side. Feature electric fireplace with mantelpiece, radiators, power points, TV and internet points, thermostat and smoke alarm. Door leading to:

BEDROOM ONE
8'05 x 7'06 (2.57m x 2.29m)
Double bedroom with side aspect double-glazed uPVC window. Built-in wardrobes, radiator, power points and TV point.

INNER HALLWAY
5'06 x 2'08 (1.68m x 0.81m)
Accessed from the lounge, providing access to bedroom two and the bathroom.

BEDROOM TWO
6'07 x 7'06 (2.01m x 2.29m)
Double-glazed uPVC window, built-in wardrobes and cupboards, radiator, power points and consumer unit.

BATHROOM
5'06 x 6'06 (1.68m x 1.98m)
Fitted with a double walk-in shower with glass screen, W.C and vanity wash hand basin with tiled splashback. Double-glazed uPVC frosted window, extractor fan and radiator.

OUTSIDE
The property is accessed via a picket fence gate leading into a wrap-around garden. A pathway leads to steps rising to the entrance, with a patio seating area, slabbed sections and stone chipping areas providing low-maintenance outdoor space. The front patio benefits from outdoor lighting and an allocated parking space. There is also a flower border and a garden shed positioned to the side of the property.

AGENTS NOTE
Over 50's Park Home.

GROUND RENT
£165 per month (including a 10% resale fee payable to the site owner)

SERVICES
Mains water, mains drainage, mains electricity, bottled gas.

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
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Leasehold.

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 Coleford, proceed to the traffic lights turning right signposted Bream/Lydney. Continue to the next set of traffic lights and turn left onto Tufthorn Avenue. Follow the road, bearing left onto Station Road. Continue past the bus stop on the right, where Belindas Park can be found shortly after on the right-hand side, as indicated by 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)

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.