



LEASEHOLD

£168,000



10 SPRINGFIELD CLOSE, COLEFORD, GL16 8BB

- RECEPTION HALL
- TWO BEDROOMS
- PARKING FOR ONE MOTOR VEHICLE
- LIVING ROOM / DINING ROOM
- GARDEN
- CLOSE TO THE TOWN CENTRE

www.kjtresidential.co.uk

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AN EXTREMELY WELL PRESENTED TWO BEDROOM MAISONETTE WITHIN WALKING DISTANCE OF THE TOWN CENTRE

ACCOMMODATION :

OPEN PORCH:

With bin store, door to

RECEPTION HALL: Recess shelving and storage cupboard

KITCHEN: 7' 8" x 7' 2" (2.34m x 2.18m), Range of base and eye level storage units, worktop space incorporating stainless steel sink unit with hot and cold swivel tap over, plumbing for automatic washing machine, fitted electric oven, four ring gas hob and extractor hood, wood laminate floor, window to front.

STAIRS TO LOWER FLOOR AND INNER HALLWAY

With wood flooring, generous shelved linen cupboard with plumbing for automatic washing machine.

LIVING ROOM / DINING ROOM : 20' 0" x 11' 6" (6.09m x 3.50m), Max. Wood laminate floor, radiator, stairs to lower floor, window and picture window to rear.



BEDROOM ONE: 12' 0" x 10' 10" (3.65m x 3.30m), With wood flooring, radiator

BATHROOM: Three piece suite comprising panel bath with shower over, curtain and rail, vanity wash hand basin, close coupled WC, totally tiled walls, ladder radiator and extractor fan.

BEDROOM TWO: 12' 0" x 6' 9" (3.65m x 2.06m), With wood flooring, generous understairs wardrobe with hanging rail and shelving, radiator, French doors with screens adjacent to rear and garden.

OUTSIDE: Car parking for one motor vehicle plus visitor parking on first come first served basis, enclosed rear garden with decking, raised shrub bed, trees and low maintenance area.



SERVICES: All mains services connected to the property. Gas fired central heating, electricity.

AGENTS NOTE: The lease is for 125 years from the 1st June 2016. and there is a Management fee of £100 per annum.



Directions: From the Coleford office take the third exit off the Clock Tower, straight over the traffic lights into Gloucester Road, follow the road past the shops on your left hand side and take the next turning left into the Car Park and the property can be found by following the numbers.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PASSIONATE
ABOUT
Property
SINCE 1982