

Lot 101**3 Langetts Road, Coleford,
Gloucestershire, GL16 8BT****8 Week
Completion**

All enquiries Ref: James Paterson



- **Freehold two floor semi-detached house requiring modernisation**
- **Full vacant possession**

Location:

The property is situated on Langetts Road, between its junctions with The Crescent and Bells Place. Public transport links include Abergavenny mainline rail station together with local bus services serving the surrounding area. Road links include the A4136 and B4228. Shopping amenities can be found locally within Coleford town centre, with an extensive range of shops, bars and restaurants being found in Newport. Recreational pursuits can be found locally at the open spaces of Angus Buchanan Recreation Ground and the Forest of Dean.

Description:

Freehold semi-detached house arranged over ground and first floors requiring modernisation.

Accommodation:

First floor: Three bedrooms, bathroom/WC, landing
Ground floor: Reception room, kitchen, utility area, entrance hallway
Outside: Front and rear gardens
Gross Internal Area GIA: approximately 75 sq m (810 sq ft)

EPC rating: E**Council Tax Band:** B**Potential:**

The property may be suitable for extensions to provide additional accommodation subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

