



Marine Gardens
Newland Street, Coleford, GL16 8DD
£115,000



A fantastic opportunity to purchase a two bedroom ground floor apartment located within walking distance of Coleford town centre perfect for a first time buyer or for a buy to let investment. The accommodation comprises of two double bedrooms, a spacious lounge, kitchen & bathroom. There is residential parking to the rear.

Nestled in the heart of the beautiful Forest of Dean, the historic market town of Coleford offers the perfect blend of countryside charm and everyday convenience. Surrounded by stunning woodland, scenic walking trails, and natural beauty, Coleford is ideal for those seeking an active outdoor lifestyle while remaining well-connected.

The town itself provides a wide range of amenities, including independent shops, supermarkets, cafés, restaurants, schools, and healthcare facilities. Excellent transport links allow easy access to nearby towns such as Monmouth, Ross-on-Wye, and Gloucester, making it a convenient base for commuting or exploring the wider region.

Approached via wooden door into:

Entrance Hallway:

10'11" x 2'7" (3.35m x 0.80m)

Single panelled radiator, airing cupboard with single panelled radiator.

Lounge:

18'2" x 10'7" (5.55m x 3.25m)

Front aspect with twin UPVC double glazed windows, two panelled radiators, BT point, power & lighting.

Kitchen:

10'6" x 8'9" (3.22m x 2.68m)

Front aspect with kitchen comprising of base units & wall units, rolled edge worktop surfaces, ceramic hob with electric oven beneath, single drainer sink unit, track spotlights, boiler cupboard housing Worcester gas fired combination boiler, panelled radiator, extractor fan, UPVC double glazed window to front.

Bedroom One:

10'8" x 10'4" (3.27m x 3.15m)

Rear aspect with UPVC double glazed window, panelled radiator, power & lighting.

Bedroom Two:

10'3" x 8'9" (3.14m x 2.68m)

Rear aspect with UPVC double glazed doors, panelled radiator, built-in wardrobe.

Bathroom:

8'9" x 4'9" (2.68m x 1.45m)

White suite comprising of W.C., wash hand basin, panelled bath with mixer tap shower over, panelled radiator, mirror, extractor fan, tiled walls, coved ceiling.

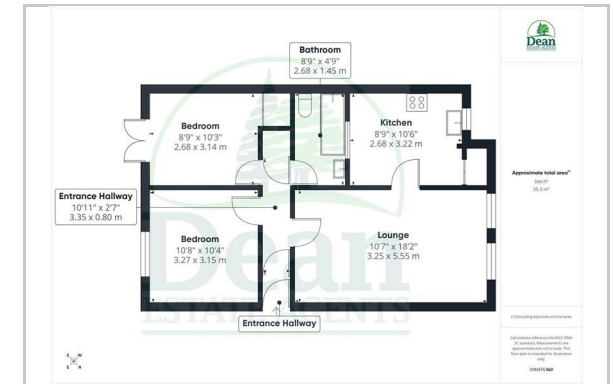
Outside:

There is allocated parking to the rear of the property.

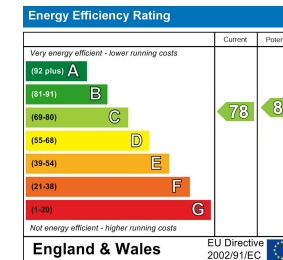
Area Map



Floor Plan



Energy Efficiency Graph



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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.