



Oakfields

Coleford, Gloucestershire, GL16 8EN

£120,000



*****CALLING ALL INVESTORS***** A spacious & well presented ground floor apartment offering an excellent opportunity for investors. The accommodation comprises a generous lounge filled with natural light, a well-appointed fitted kitchen providing ample cupboard and worktop space, a good-sized double bedroom & bathroom fitted with a three-piece suite.

Outside, the property benefits from a private rear garden laid mainly to lawn with raised planting beds, offering excellent potential to create an attractive outdoor entertaining space. Further benefits include useful external storage, communal parking and pleasant open green spaces nearby, creating a peaceful setting while remaining conveniently located for local amenities.

Approached via front door into:

Entrance Hallway:
7'5" x 2'10" (2.27m x 0.87m)

Three storage cupboards, airing cupboard housing gas boiler and hot water tank, radiator, thermostat for central heating system.

Kitchen:
8'7" x 8'5" (2.64m x 2.57m)

A range of wall units & base units, rolled edge work surfaces, inset stainless steel sink unit with tap & drainer, integrated electric oven & hob with extractor hood over, tiled splashbacks, panelled radiator, double glazed window to rear.

Lounge:
12'5" x 11'6" (3.79m x 3.51m)

Rear & side aspect with double glazed windows to rear & side, double panelled radiator, BT & TV points.

Bedroom:
11'6" x 10'7" (3.53m x 3.24m)

Double glazed window to the front, panelled radiator.

Bathroom:
6'8" x 5'4" (2.04m x 1.64m)

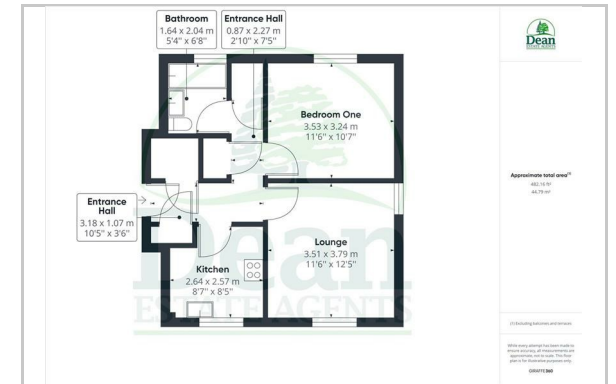
Three piece white suite comprising low level W.C., pedestal wash hand basin, panelled bath, obscured double glazed window to front, panelled radiator.

Outside:
The property benefits from a gravelled terraced garden to the front & lawned garden to the side.

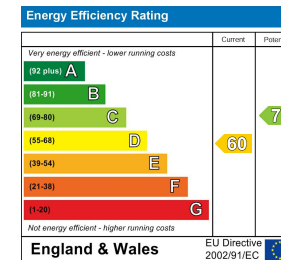
Area Map



Floor Plan



Energy Efficiency Graph



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