



## Kings Meade

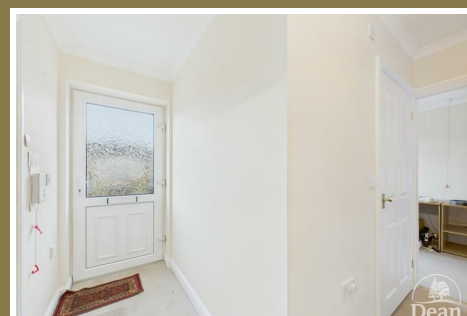
Coleford, GL16 8RS

£210,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\*Dean Estate Agents are delighted to offer for sale this two bedroom semi-detached bungalow on the popular development for over 55's in Kings Meade in Coleford. The accommodation comprises of a good sized lounge with sliding doors to conservatory, sizeable kitchen, contemporary shower room & two double bedrooms.

Situated in Coleford town centre, you have a variety of local amenities on your doorstep such as cafes, independent businesses, doctors surgeries, dentists, supermarkets, free houses and fantastic bus links around the Forest of Dean, into Gloucester and Wales.



Approached via front door into:

#### Entrance Hallway:

Doors to bedrooms, bathroom, lounge & kitchen, storage cupboard, smoke alarm, power and lighting, loft access, alarm system.

#### Lounge:

11'10" x 11'6" (3.63m x 3.52m)

Double panelled radiator, power & lighting, TV point, double glazed double doors to conservatory.

#### Conservatory:

11'1" x 7'11" (3.40m x 2.43m)

Power & lighting, double panelled radiator, door to rear garden, double glazed UPVC windows.

#### Kitchen:

9'0" x 7'3" (2.76m x 2.23m)

A range of eye level & base units, electric hob with extractor hood and electric oven, stainless steel sink with an integrated drainer unit and mixed tap, space & plumbing for washing machine and fridge/freezer, UPVC double glazed window to front aspect, power & lighting, boiler.

#### Bedroom One:

11'6" x 9'10" (3.51m x 3.01m)

Double glazed UPVC window to rear aspect, double panelled radiator, built in wardrobes, power & lighting.

#### Bedroom Two:

9'0" x 6'5" (2.75m x 1.97m)

Double glazed UPVC window to front aspect, double panelled radiator, power & lighting.

#### Bathroom:

5'8" x 5'8" (1.75m x 1.75m)

UPVC double glazed frosted window, shower circle with hand rails, W.C., hand wash basin with storage beneath and a mirrored storage cabinet above, heated towel rail, wall mounted mirror with light and shaver point above, lighting, extractor fan.

#### Outside:

There is access to the communal garden and residents parking.





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Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

Road Map



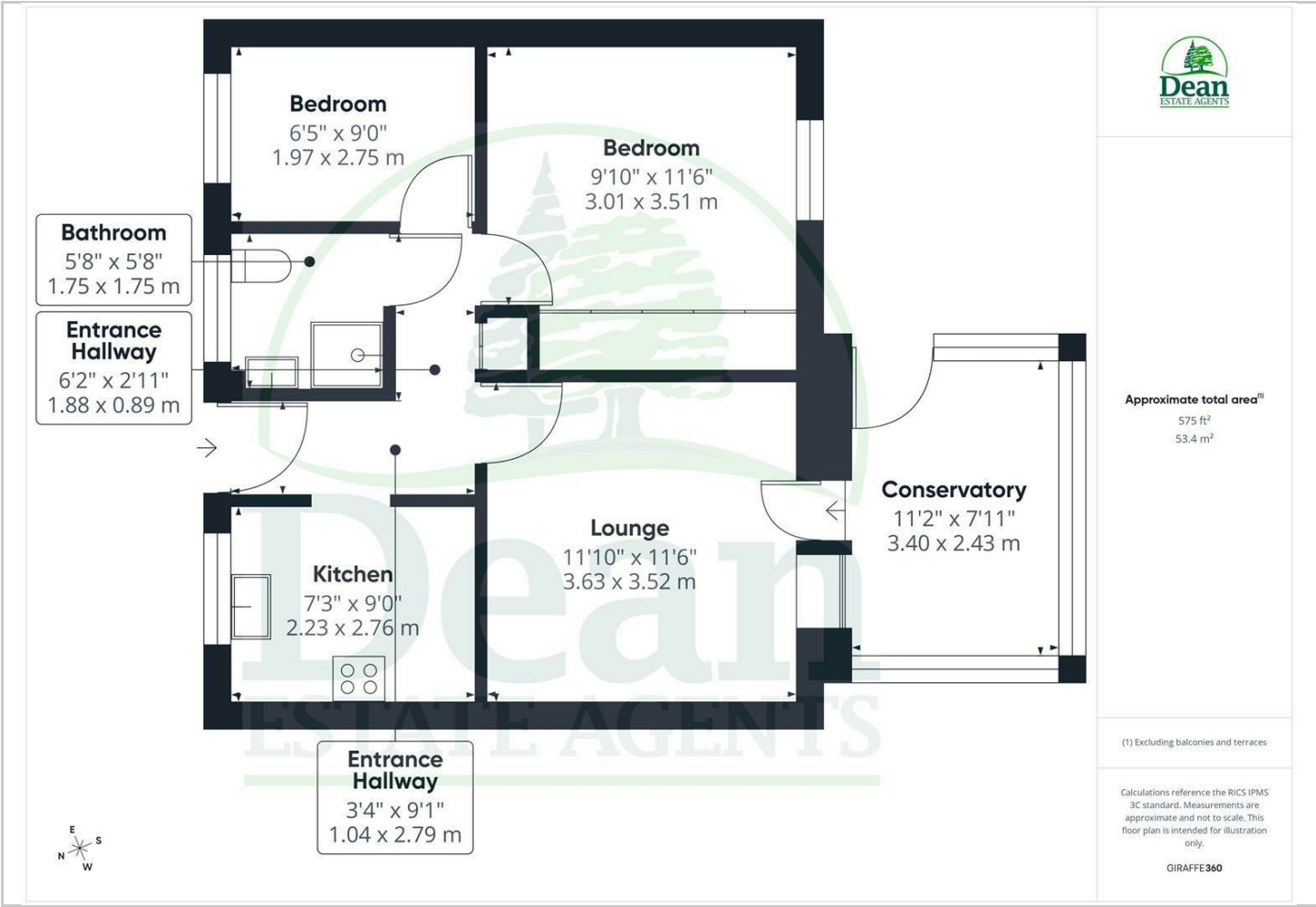
Hybrid Map



Terrain Map



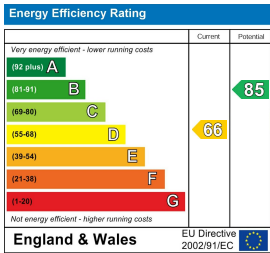
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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