



LEASEHOLD

£99,995



115 FAIRWAYS AVENUE, COLEFORD, GL16 8RP

- RECEPTION HALL
- BEDROOM
- OUTSIDE
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- LIVING ROOM/KITCHEN
- BATHROOM
- WALKING DISTANCE OF THE TOWN CENTRE
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# 115 FAIRWAYS AVENUE, COLEFORD, GL16 8RP

## A ONE BEDROOM GROUND FLOOR APARTMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE

**Communal reception through security door to front door:**

**RECEPTION HALL : 9'8 x 7'5 narrowing to 2'4**

Night storage heater, shelved storage cupboard, security telephone handset.

**LIVING ROOM / KITCHEN: 15'8 x 12'5 narrowing to 9'4**

Kitchen area - a range of base level storage units with work top surfaces incorporating single drainer stainless steel sink unit with tiled splashbacks, fluorescent lighting and double glazed window to side. Living area - night storage heater, textured ceiling and double glazed window to front.

**BEDROOM: 9' 6" x 8' 0" (2.89m x 2.44m),**

Double wardrobe with shelf and hanging rail, textured ceiling, window to front.

**BATHROOM:** Three piece suite comprising panelled bath with hair washing attachment connected to the mixer taps, close coupled WC, pedestal wash hand basin, sliding door to airing cupboard with shelf and hot water tank with electric emersion.

**OUTSIDE :** , Communal garden area and car parking to rear, bin store is also provided.



**SERVICES: MAINS WATER, DRAINAGE AND ELECTRICITY, TELEPHONE SUBJECT TO BT TRANSFER REGULATIONS.**

**PLEASE NOTE: THE HEATING SYSTEM, APPLIANCES WHERE STATED AND SERVICES, HAVE NOT BEEN TESTED.**

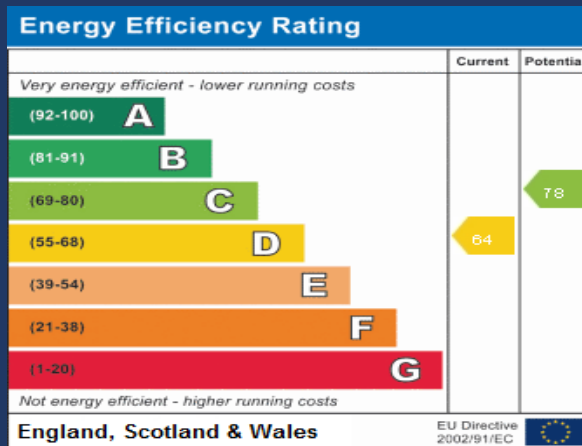




**DIRECTIONS:** From our Coleford Office proceed up the High Street and follow the road until you get to a set of traffic lights. At the traffic lights turn left and follow the road down the hill taking the second turning left in to Fairways Avenue, continue up this road to the top and the block of flats can be found straight in front, the flat 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**



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