



LEASEHOLD

£150,000



16 BELINDAS PARK, MILKWALL , GL16 7LP

- KITCHEN / DINING ROOM
- THREE BEDROOMS
- RECENTLY REFURBISHED
- LOUNGE
- BATHROOM
- LOW MAINTENANCE GARDEN

www.kjtresidential.co.uk

16 BELINDAS PARK, MILKWALL , GL16 7LP

A THREE BEDROOM DETACHED PARK HOME RECENTLY BEEN REFURBISHED INCLUDING DECORATION, CARPETS AND ELECTRICS, SITUATED IN THE POPULAR SITE IN MILKWALL WITH LOCAL AMENITIES AND A WIDER RANGE AVAILABLE IN THE MARKET TOWN OF COLEFORD. CYCLE ROUTE ACROSS THE ROAD FROM THE SITE IN TO COLEFORD TOWN AND BUS SERVICES AVAILABLE. THE VILLAGE OF MILKWALL IS APPROXIMATELY 1 MILE AWAY FROM THE MARKET TOWN OF COLEFORD AND OFFERS LOCAL AMENITIES TO INCLUDE A POST OFFICE WITH CONVENIENCE STORE, PUBLIC HOUSE AND FOOTBALL CLUB. THE NEIGHBOURING TOWN OF COLEFORD OFFERS FURTHER FACILITIES TO INCLUDE 2 GOLF COURSES, VARIOUS SHOPS, POST OFFICE, BANKS, SUPERMARKETS, RECEPTION; GARAGE, PRIMARY SCHOOL AND A BUS SERVICE TO GLOUCESTER APPROXIMATELY 22 MILES AWAY.

Door to front

KITCHEN / DINING ROOM: 17' 0" x 8' 6" (5.18m x 2.59m)

17' x 8'6 max Range of base and eye level storage units worktop space incorporating single drainer stainless steel sink unit with hot and cold swivel tap over, plumbing for automatic washing machine, cooker point, tiled splashbacks, extractor fan, tall storage cupboard, radiator, windows to front and side.

LOUNGE: 17' 0" x 12' 9" (5.18m x 3.88m), 17' x 12'9 max Cupboard housing wall mounted combi gas fired boiler, (hot water and central heating), radiator, windows to side and rear.

INNER HALLWAY: Shelved linen cupboard having electric light, radiator, door to side.

BEDROOM ONE: 11' 8" x 9' 6" (3.55m x 2.89m), Walk in dressing room / wardrobe, radiator, window to front

BEDROOM TWO: 9' 6" x 9' 3" (2.89m x 2.82m), Radiator, window and door to rear



BEDROOM THREE: 10' 0" x 6' 10" (3.05m x 2.08m), Radiator, window to side

BATHROOM: Three piece suite comprising panel bath with shower over, close coupled WC, pedestal wash hand basin, bathroom cabinet, radiator, window to side.

OUTSIDE: Enclosed garden area with off road parking and a visitor carpark on a first come first served basis, low maintenance garden with raised decking area, shrubs with woodland view and countryside view.

SERVICES: Mains water and drainage and electricity, propane gas cylinders for central heating,



AGENTS NOTE: There is a ground rent of £150.85 per month, water rates approximately £248.75 per year, Band A Council Tax and owners required to pay 10% to the site owner if and when they sell.



DIRECTIONS: From the Coleford office turn left and continue straight over the mini roundabout and up the hill to the traffic lights. Continue over the traffic lights into the village of Milkwall passing the post office on your left hand side. Continue down the hill and before the signpost to Gorsty Knoll take the right hand turning into Belinda Park development and the property can be found at the bottom end toward the right.

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



PASSIONATE
ABOUT
Property
SINCE 1982