



LEASEHOLD

£145,000



23 BELINDAS PARK, MILKWALL, COLEFORD, GL16 7LP

- LIVING ROOM
- KITCHEN
- EN-SUITE
- GARDEN

- DINING ROOM
- TWO BEDROOMS
- BATHROOM
- CAR PARKING SPACE

www.kjtresidential.co.uk

23 BELINDAS PARK, MILKWALL, COLEFORD, GL16 7LP

A TWO BEDROOM DETACHED PARK HOME, 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, CINEMA, GARAGE, PRIMARY SCHOOL AND A BUS SERVICE TO GLOUCESTER APPROXIMATELY 22 MILES AWAY.

RECEPTION HALL :

Radiator, door to side.

LIVING ROOM: 19' 4" x 12' 0" (5.89m x 3.65m)

Wood laminate floor, radiator, windows to side and front.

FRENCH DOORS TO:

DINING ROOM: 9' 6" x 9' 0" (2.89m x 2.74m),

Radiator, laminate floor, window to side.

KITCHEN: 11' 6" x 9' 6" (3.50m x 2.89m),

Extensive range of base and eye level storage units worktop space incorporating single drainer, colour co-ordinated sink unit, wall mounted Valiant gas fired boiler (hot water and central heating), recess for fridge freezer and tumble dryer, wood laminate floor, window and door to side.

BEDROOM ONE : 11' 0" x 9' 6" (3.35m x 2.89m),

Two fitted double wardrobes, over bed storage facility, radiator, window to side.



EN-SUITE: Comprising shower cubicle, pedestal wash hand basin, close coupled WC, extractor fan, radiator, window to side.

BEDROOM TWO: 9' 4" x 8' 9" (2.84m x 2.66m), (Including Wardrobes) Triple wardrobe, overbed storage facility, radiator, window to side.

BATHROOM: Three piece suite comprising walk in bath with seat, close coupled WC, pedestal wash hand basin, ladder radiator, tiled splashbacks and extractor fan.

OUTSIDE: Attractive slate style patio slabs with outside area for sitting, storage shed and LPG gas cylinders. Car parking space provided.



SERVICES: Mains electricity. LPG heating. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.: ,

AGENTS NOTE: WHEN SELLING A MOBILE HOME ON THIS SITE THE SITE OWNERS ARE ENTITLED TO 10% OF THE VALUE OF THE SALE.

LEASEHOLD: The ground rent is currently £198.15 per annum.



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 on the right hand side.

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