



FREEHOLD

£195,000



12 SPEEDWELL, MILE END, COLEFORD, GL16 7NJ

- UPVC DOUBLE GLAZING
- TWO CAR PARKING SPACES
- NO ONWARD CHAIN
-
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- GAS FIRED CENTRAL HEATING
- GARDEN
- CLOSE TO WOODLAND WALKS
-
-

www.kjtresidential.co.uk

12 SPEEDWELL, MILE END, COLEFORD, GL16 7NJ

A TWO BEDROOM SEMI DETACHED MODERN HOUSE.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Banks, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling with further education, Leisure Centre (at the college campus) and two separate Golf Courses. A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

ENTRANCE HALLWAY:

radiator, stairs to first floor. Door to front.

LIVING ROOM/DINING ROOM: 16' 8" x 11' 11" (5.08m x 3.63m), Two radiators, window to front.

KITCHEN: 11' 10" x 7' 10" (3.60m x 2.39m), Range of base and eye level units, work surface incorporating one and a half bowl stainless steel sink unit with mixer tap, breakfast bar, space for cooker, space for fridge/freezer, plumbing for automatic washing machine, radiator, gas fired combination boiler (hot water and central heating), window overlooking garden and door to rear.



STAIRS TO FIRST FLOOR LANDING: ,
Access to loft space.

BEDROOM ONE: 11' 8" x 9' 9" (3.55m x 2.97m), Radiator, double wardrobe with hanging space and shelving, window to front.

BEDROOM TWO: 10' 8" x 6' 11" (3.25m x 2.11m), Radiator, two wardrobes with shelving, window overlooking rear garden.

BATHROOM: Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with Mira shower over, partly tiled walls, radiator, frosted uPVC double glazed window to rear.

OUTSIDE: The front garden consists of a small lawned area enclosed by wrought iron fencing, side gate giving access to the rear. The rear garden comprises of gravelled area, garden shed, outside tap and enclosed by wood panelled fencing.

SERVICES: all mains. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.



VIEWING: BY APPOINTMENT WITH THE OWNERS
SOLE AGENTS.




From Coleford town centre proceed over the traffic lights into Gloucester Road. Continue passed Forest Hills Gold Club, at the crossroads proceed straight over and take the second right hand turn into Cedar Way. Proceed over the cattle grid and follow the road along bearing left into Speedwell. The property can be found by following the numbers and a for sale board.

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		90
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

PASSIONATE
ABOUT
Property
SINCE 1982