



FREEHOLD

£175,000



19 GREENWAYS DRIVE, MILKWALL , GL16 8PF

- TWO BEDROOMS
- LOUNGE
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- NO ONWARD CHAIN
- KITCHEN
- BATHROOM
- DOUBLE GLAZING
- GARDEN

www.kjtresidential.co.uk

19 GREENWAYS DRIVE, MILKWALL , GL16 8PF

A MODERN TWO BEDROOM MID TERRACED HOUSE, IN A CUL-DE-SAC LOCATION WITH GAS FIRED CENTRAL HEATING, DOUBLE GLAZING AND OFF ROAD PARKING AND NO ONWARD CHAIN.

ACCOMMODATION (Measurements approx.):

CANOPIED ENTRANCE PORCH: Front door to --:

RECEPTION HALL: Radiator, tall storage cupboard with shelf and rail, wood laminate floor and door to front.

KITCHEN: 7' 8" x 8' 0" (2.34m x 2.44m), Range of base and eye level storage units, worktop space incorporating single drainer stainless steel sink unit, hot and cold swivel tap over, wall mounted Gloworm gas fired boiler (hot water and central heating) space for oven and window to front.

LOUNGE: 18' 6" x 11' 9" (5.63m x 3.58m), Feature fireplace with mantle and tiled hearth (not functional), wood flooring, dado rail, radiator, open tread staircase to first floor landing, French doors to rear and garden.

OPEN TREAD STAIRS TO FIRST FLOOR LANDING: Shelved airing cupboard with hot water tank, radiator.

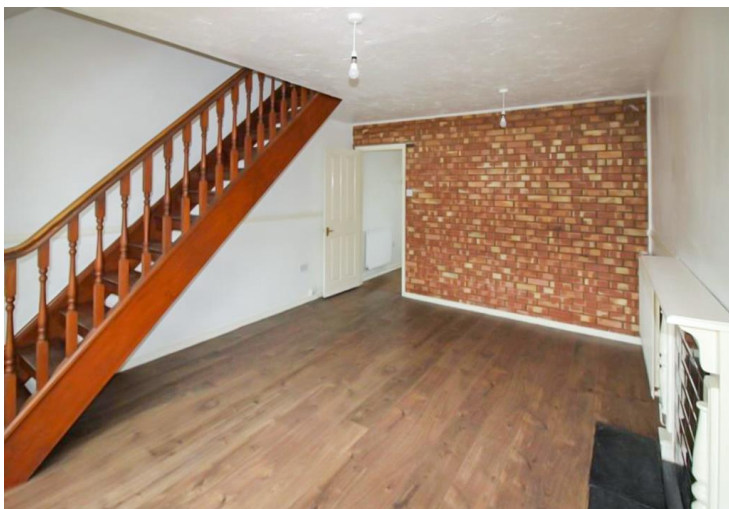


BEDROOM ONE: 13' 6" x 8' 6" (4.11m x 2.59m), (13'6" narrowing to 11'6" x 8'6") fitted wardrobe with shelves and hanging area, radiator, and window to rear.

BEDROOM TWO: 8' 0" x 6' 10" (2.44m x 2.08m), Radiator and window to front.

BATHROOM: Three-piece suite comprising of panelled bath with mixer tap and hair washing attachment, close couple W.C, pedestal wash hand basin, radiator, window to front.

OUTSIDE: Small garden area to the rear and parking space to the right of the property at the end of the terrace. Also, roadside parking available on a first come first serve basis.



SERVICES: All main services connected to the property. The heating system and services where applicable have not been tested.



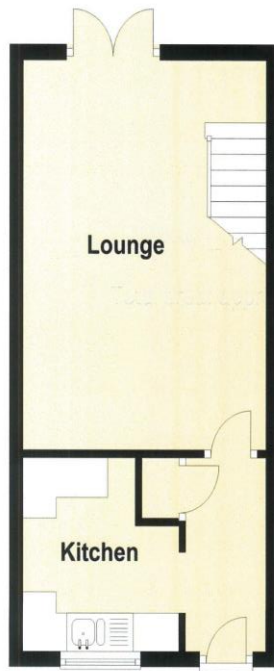
DIRECTIONS: From our Coleford Office proceed up the High Street to the mini roundabout, go over and follow the road on up until you get to a set of traffic lights. At the traffic lights proceed straight over into Tuffthorn Avenue and follow this road for approx 300 yds where you will see a turning on your left-hand side into Tuffthorn Close, turn here and then bear to your left into Greenways Drive. The property can be found a short distance along 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

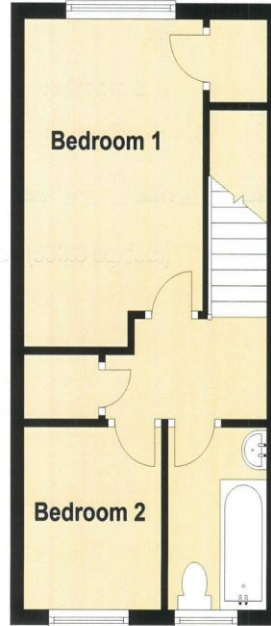
Ground Floor

Approx. 27.6 sq. metres (296.6 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.6 sq. feet)



Total area: approx. 55.1 sq. metres (593.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		81
(81-91) B		
(69-80) C	75	
(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