



FREEHOLD

£415,000



12 FOREST ROAD, MILKWALL, GL16 7LB

- VACANT POSSESSION
- GAS CENTRAL HEATING

- CAR PARKING FOR THREE MOTOR VEHICLES
- EN-SUITE TO MASTER BEDROOM

www.kjtresidential.co.uk

12 FOREST ROAD, MILKWALL, GL16 7LB

A BRAND NEW, WELL SPECIFIED THREE BEDROOMED DETACHED BUNGALOW IN A POPULAR LOCATION WITH ENCLOSED GARDENS, SINGLE GARAGE AND CAR PARKING FOR 3 MOTOR VEHICLES. 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.

ACCOMMODATION :

RECEPTION HALL :

Radiator, cupboard housing wall mounted Worcester gas combi boiler (central heating & hot water), door to front.

LIVING ROOM : 20' 4" x 10' 11" (6.19m x 3.32m),

Radiator and folding doors opening onto patio area.

KITCHEN: 13' 0" x 10' 11" (3.96m x 3.32m),

Extensive range of base and eye level units, incorporating 1 ½ single drainer stainless steel sink unit with hot and cold tap over, fitted electric oven, concealed fridge freezer and dishwasher, plumbing for automatic washing machine, radiator and window to rear.

BEDROOM ONE: 11' 2" x 9' 3" (3.40m x 2.82m),

Built-in double wardrobe, with shelf and hanging rail, radiator, window to front.

EN-SUITE: Shower cubicle, tiled floor, close couple W.C, vanity wash hand basin, ladder radiator and extractor fan.



BEDROOM TWO: 13' 7" x 10' 6" (4.14m x 3.20m),

Built-in double wardrobe, with shelf and hanging rail, radiator, window to front.

BEDROOM THREE: 13' 7" x 5' 10" (4.14m x 1.78m),

Radiator, window to side.

BATHROOM: Three piece suite comprising of paneled bath and shower over with screen, vanity wash hand basin, close coupled WC, ladder radiator, extractor fan and window to side.

OUTSIDE: Brick paviour drive leading to single garage and parking space, two additional parking spaces to the front, with level lawn, enclosed rear garden with patio area, lawn and access directly into the garage.



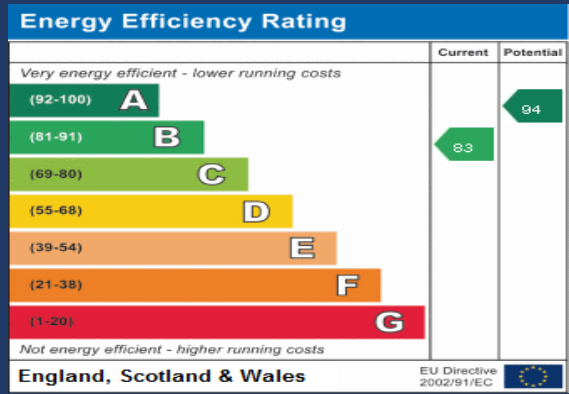
SERVICES: All main services connected to the property. The heating system and services where applicable have not been tested.



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 along this road and on the right hand side you will see the property with our 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



PASSIONATE
ABOUT
Property
SINCE 1982