



**FREEHOLD**

**£325,000**



**12A FOREST ROAD, MILKWALL, COLEFORD,  
GLOUCESTERSHIRE, GL16 7LB**

- NEW BUILD
- WELL SPECIFIED
- GAS CENTRAL HEATING
- PARKING
- OPEN PLAN KITCHEN/LIVING AREA
- POPULAR LOCATION
- THREE BEDROOMS
- GARAGE
- BATHROOM & EN-SUITE
- EPC RATING B

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## 12A FOREST ROAD, MILKWALL, COLEFORD, GLOUCESTERSHIRE, GL16 7LB

### KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, A BRAND NEW, WELL SPECIFIED THREE BEDROOMED DETACHED BUNGALOW IN A POPULAR LOCATION WITH LARGE OPEN PLAN LIVING SPACE, MASTER BEDROOM EN-SUITE, GARAGE AND OFF ROAD PARKING.

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.

Front door to -

**Hall:** Radiator, cupboard housing gas central heating boiler for central heating and domestic hot water.

**Bedroom One: 12' 4" x 11' 3" (3.76m x 3.43m),** Built-in wardrobes, radiator, window to front.

**En-Suite:** Tiled floor, W.C., vanity wash hand basin, towel rail radiator, shower cubicle.



**Bedroom Two: 9' 9" x 9' 3" (2.97m x 2.82m),** Built-in wardrobes, radiator, window to front.

**Bedroom Three: 9' 9" x 6' 0" (2.97m x 1.83m),**

**Bedroom Three: 9' 9" x 6' 0" (2.97m x 1.83m),** Radiator, window to side.

**Open Plan Living/Kitchen Area: 26' 0" x 11' 0" (7.92m x 3.35m),** Kitchen area - sink unit, wall and base units, gas hob, oven, fridge/freezer, dishwasher, plumbing for automatic washing machine, peninsular unit with lights over. Living area - Bi-fold doors, radiator.



**Outside:** Brick paviour drive leading to garage and parking, a brick dwarf wall with opening which leads to stone paved pathway to front door and side access. Rear gardens having large decked area with aluminium and glass balustrade, easy access to lawned area.

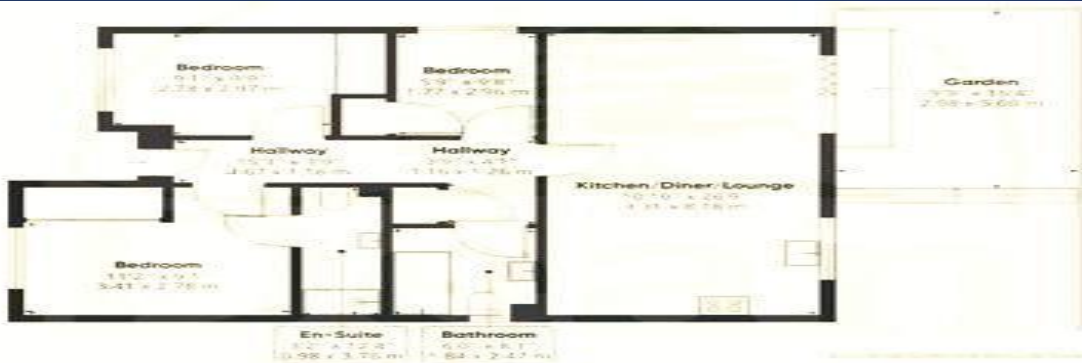
**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



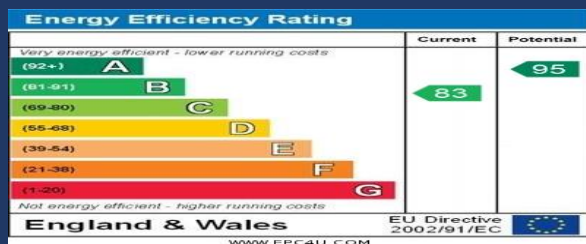
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**





Floor 0 Building 1



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**