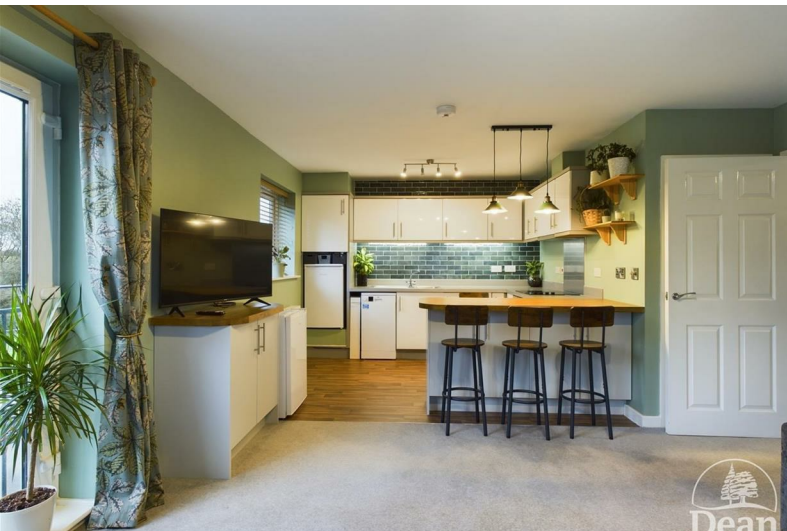




## Flat 54, Lawdley Road Coleford, Gloucestershire, GL16 8SB

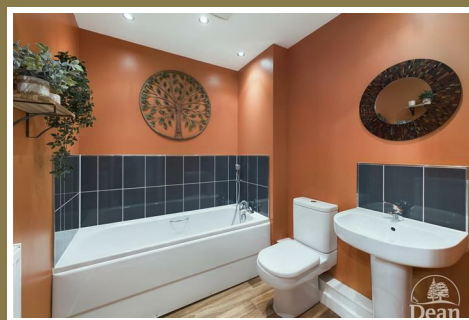
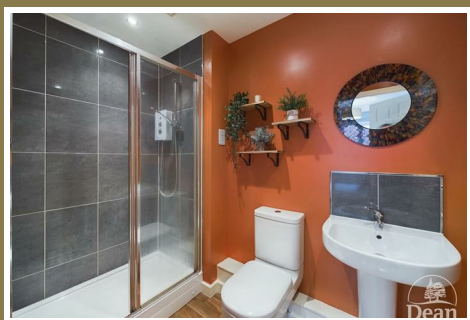
£170,000



**\*\*\*VIRTUAL TOUR AVAILABLE\*\*CALLING ALL FIRST TIME BUYERS AND INVESTORS!!!** Fantastic opportunity to purchase this immaculately presented, newly decorated first floor flat with modern open plan kitchen/living area, two double bedrooms, master bedroom with en-suite and separate bathroom. The property has been done to a very high standard and is ready to go- to learn more and to book a viewing please contact our office on 01594 835751.

As you walk into the property it is clear the current vendors have put much thought and attention into the home and ensure it is highly functional. All the rooms have been recently decorated, the open plan kitchen/living area has been professionally tiled, new flooring installed and a new breakfast bar added with solid oak worktop and storage underneath. There is also a recently built storage cupboard in the living area with solid oak worktop which fits in perfectly. The two double bedrooms have had an extra shelf fitted spanning the length of the room with curtain across making it fantastic for extra storage space but not intruding into the space of the rooms. There are new light fittings in the entrance hallway, kitchen and lounge, new flooring fitted in the bathrooms and more shelving. The current vendors are looking to include a lot of the furniture, blinds and appliances making it perfect for first time buyers just starting out or investors (please enquire for more accurate details on the items they are looking to leave).

The property is within walking distance of Coleford and has many amenities to include independent shops and cafes, a cinema, a library, supermarkets, schools and transport links to the nearby towns and villages.



Approached via communal area with stairs leading to flat on first floor into:

#### Entrance Hallway:

Double panelled radiator, wooden door, phone intercom, thermostat, storage cupboard, BT point, doors to open plan kitchen/living area, bathroom and bedrooms.

#### Open Plan Kitchen/Living Area:

21'0" x 13'7" (6.41m x 4.15m)

#### Kitchen/Diner:

A range of wall units, drawers and cupboards, worktop, stainless steel sink with drainer and mixer tap, space for dishwasher, space for fridge & freezer, boiler, electric oven & hob, solid oak wood breakfast bar with storage beneath, light feature above solid oak wood breakfast bar, integrated washing machine, double panelled radiator, UPVC double glazed window, power and lighting.

#### Lounge:

UPVC double glazed French doors leading onto Juliet balcony, power and lighting, double panelled radiator, UPVC double glazed window.

#### Bedroom One:

11'8" x 10'5" (3.57m x 3.19m)

UPVC double glazed window, double panelled radiator, built in storage cupboard.

#### En-Suite:

8'5" x 4'9" (2.58m x 1.46m)

Walk in shower cubicle with sliding door and electric shower, W.C., wash hand basin, double panelled radiator, shaver point, extractor fan.

#### Bedroom Two:

10'3" x 8'2" (3.14m x 2.51m)

Double panelled radiator, UPVC double glazed window, built in shelving, power and lighting.

## Bathroom:

7'1" x 6'2" (2.17m x 1.88m)

Panelled bath with mixer tap and shower attachment, W.C., wash hand basin, LED spotlights, extractor fan, double panelled radiator.

## Outside:

The property comprises of an private parking space for one vehicle and a communal storage area.



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Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



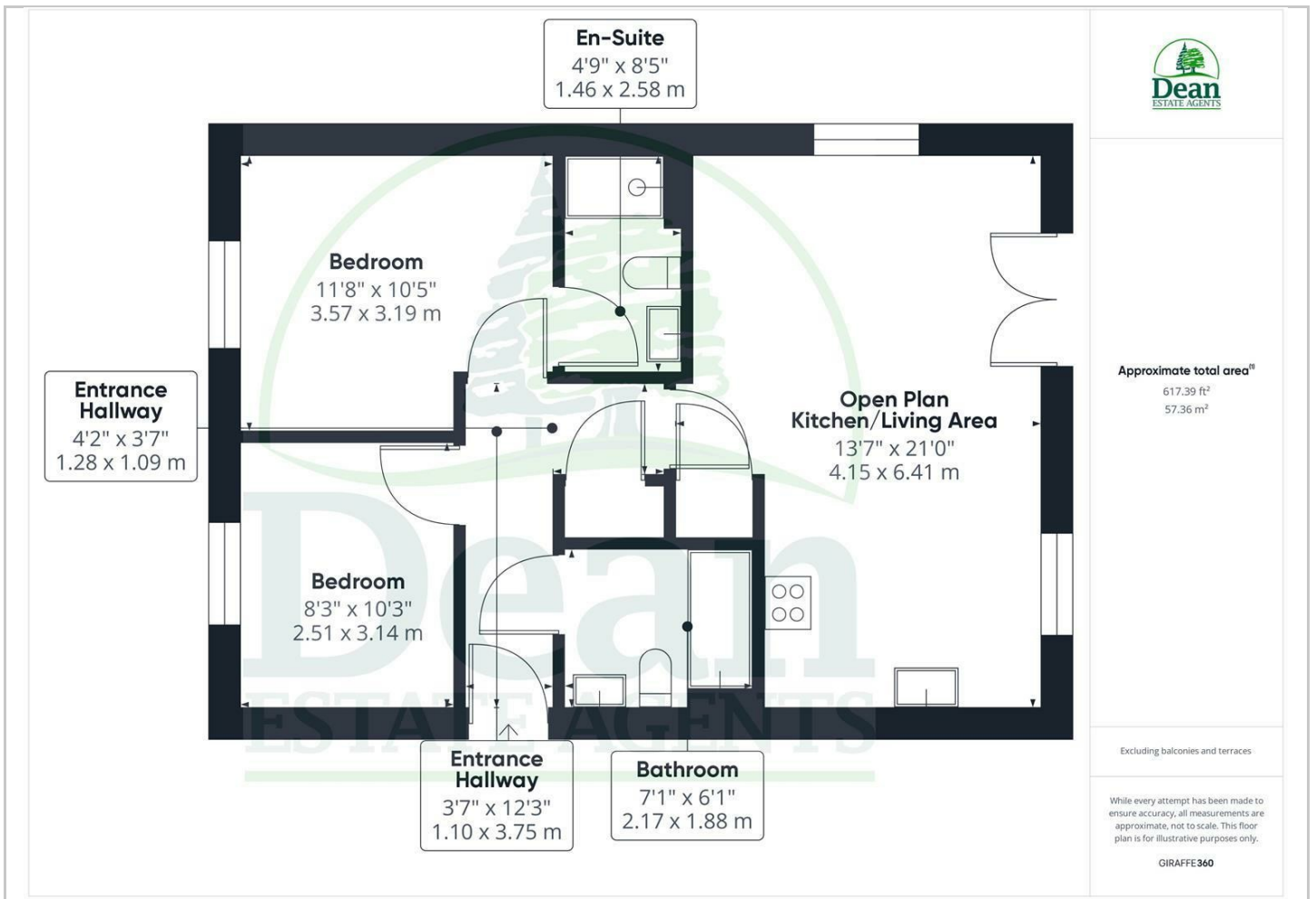
## Hybrid Map



## Terrain Map



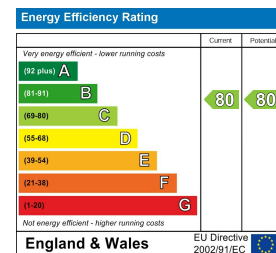
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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