



3 Kings Meade

Coleford, Gloucestershire, GL16 8RS

£175,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this retirement bungalow for the over 55's in a sought after development within walking distance to Coleford town centre. Built in 2004 this well presented property comprises lounge/diner, kitchen, two bedrooms and shower room. Outside there is a patio area with space for seating and lawned area. The development offers communal parking and benefits from 24 hour warden on site.

Coleford town centre offers a wide range of amenities to include doctors surgeries, supermarkets, independent shops and cafes, library, cinema and restaurants.

If you are looking for a property where you are in a supportive environment but still want to live independently with easy access to plenty of amenities this is the property for you, call 01594 835751 to book your viewing now.



Approached via UPVC double glazed front door into:

Entrance Hallway:

Double panelled radiator, storage cupboard, loft access, smoke alarm, BT point, doors to lounge, kitchen, shower room and bedrooms.

Lounge/Diner:

11'10" x 11'6" (3.62m x 3.51m)

UPVC double glazed window, UPVC double glazed door to rear, TV point, double panelled radiator, warden pull cord, power & lighting.

Kitchen:

9'2" x 7'4" (2.81m x 2.26m)

A modern kitchen with a range of base units, wall units and drawers, sink with drainer unit, space for oven, extractor hood, space for fridge/freezer, space and plumbing for washing machine, Worcester boiler, mains consumer unit, UPVC double glazed window.

Bedroom One:

12'1" x 11'6" (3.69m x 3.53m)

Double panelled radiator, UPVC double glazed

window, power & lighting, warden pull cord.

Bedroom Two:

9'3" x 6'5" (2.82m x 1.97m)

Double panelled radiator, UPVC double glazed window, power & lighting, warden pull cord.

Shower Room:

5'11" x 5'8" (1.81m x 1.74m)

Walk in shower with glass door, pedestal wash hand basin, W.C., double panelled radiator, UPVC double glazed window, extractor fan, lighting.

Outside:

There is use of communal parking on the development.

To the front is a small lawned section and pathway leading to the front door. To the rear is mainly laid to patio and space for a rotary line.



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Tenanted Property – 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



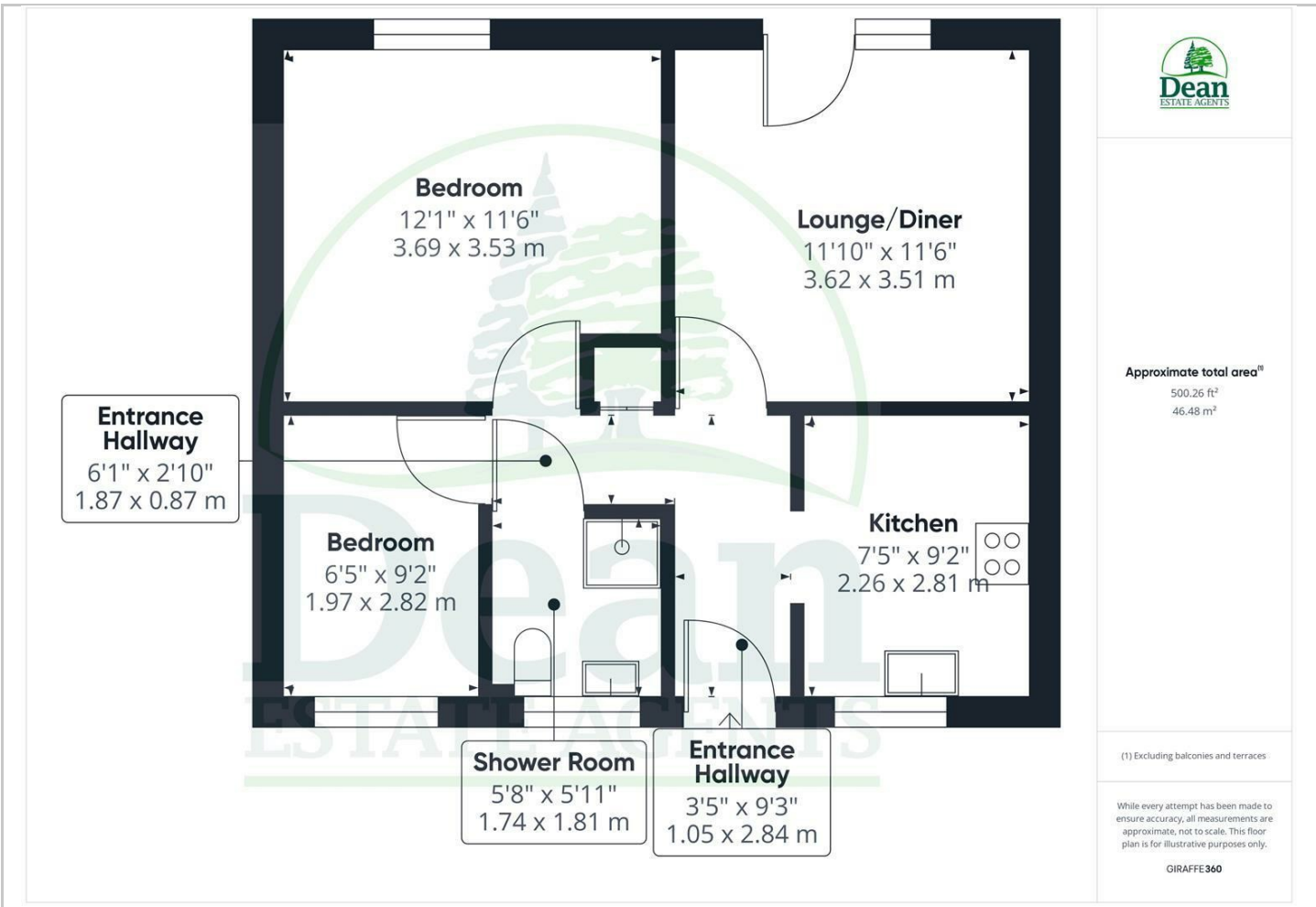
Hybrid Map



Terrain Map



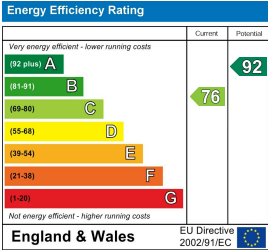
Floor Plan



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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