



COLEFORD

Guide price **£95,000**



ARCHER & Co

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01989 768484



# 38 SYLVAN CLOSE

Coleford, Gloucestershire GL16 8RU



One bedroom, ground floor flat with garage  
Communal garden & allocated parking  
Perfect for first time buyers & investors

This one-bedroom, ground floor flat is located close to Coleford's town centre which offers a diverse range of amenities. From independent shops and cafes to essential facilities such as a library and cinema, there's something for everyone. Convenient bus connections ensure easy access to neighbouring villages and towns.

Located within easy reach of the town center, this one-bedroom ground floor flat presents an enticing opportunity for first time buyers and investors.

The communal entrance hall, with its upvc double glazed door providing access to the rear parking area and garage, ensures convenience for residents.

Stepping into the flat, the entrance hall boasts laminate flooring, a wall-mounted night storage heater, and useful storage facilities including a storage cupboard and an airing cupboard. There is also an intercom telephone system.

The bedroom benefits from having a built-in wardrobe offering ample storage space. The bedroom overlooks the communal gardens to the front aspect.

The bathroom offers functionality with its panelled bath, wash hand basin, and WC, complemented by partly tiled walls, a shaver point, and an extractor fan.

The spacious lounge/diner/kitchen area, perfect for everyday living. The kitchen area features base units, a worktop, and plumbing for a washing machine, providing practicality. The lounge/diner area overlooks the front aspect. The flat benefits from having double glazed windows throughout.

Guide price  
£95,000



## KEY FEATURES

- One bedroom, ground floor flat
- Communal gardens and allocated parking space
- Long leasehold and council tax band A
- Perfect for first time buyers and investors
- No onward chain
- Convenient location with easy access to Coleford



Outside, residents can enjoy the front communal garden, featuring a lawn area and flower borders, enclosed by wooden fencing. Additionally, the communal parking area, washing line, and bin store at the rear offer further convenience.

Completing this property is the garage within a block, accessible via a metal up and over door, providing secure parking and additional storage space.

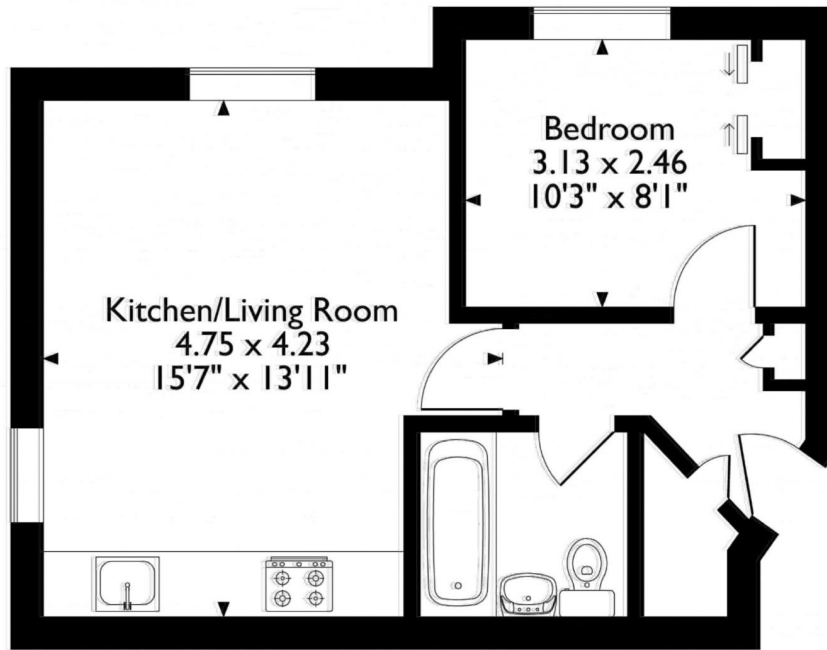
### AGENTS NOTE:

Lease years remaining: 976 years (March 2024).  
Service charge: £360.00 per annum.





Approximate Gross Internal Area  
34 Sq M/366 Sq Ft



## Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## DIRECTIONS

From the Coleford town clocktower head down Market Place and turn right onto Lords Hill follow the road and continue onto Old Station Way. Then turn right onto Roman way and at the roundabout take the third exit onto Sylvan Close where the property is on your right hand side.



## INFORMATION

Postcode: GL16 8RU  
Tenure: Leasehold  
Tax Band: A  
Heating: Electric  
Drainage: Mains  
EPC: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		80
B (81-91)		
C (69-80)		
D (55-68)	66	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY  
01989 768484  
ross@archerandco.com  
www.archerandco.com



ARCHER  
& CO

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.