



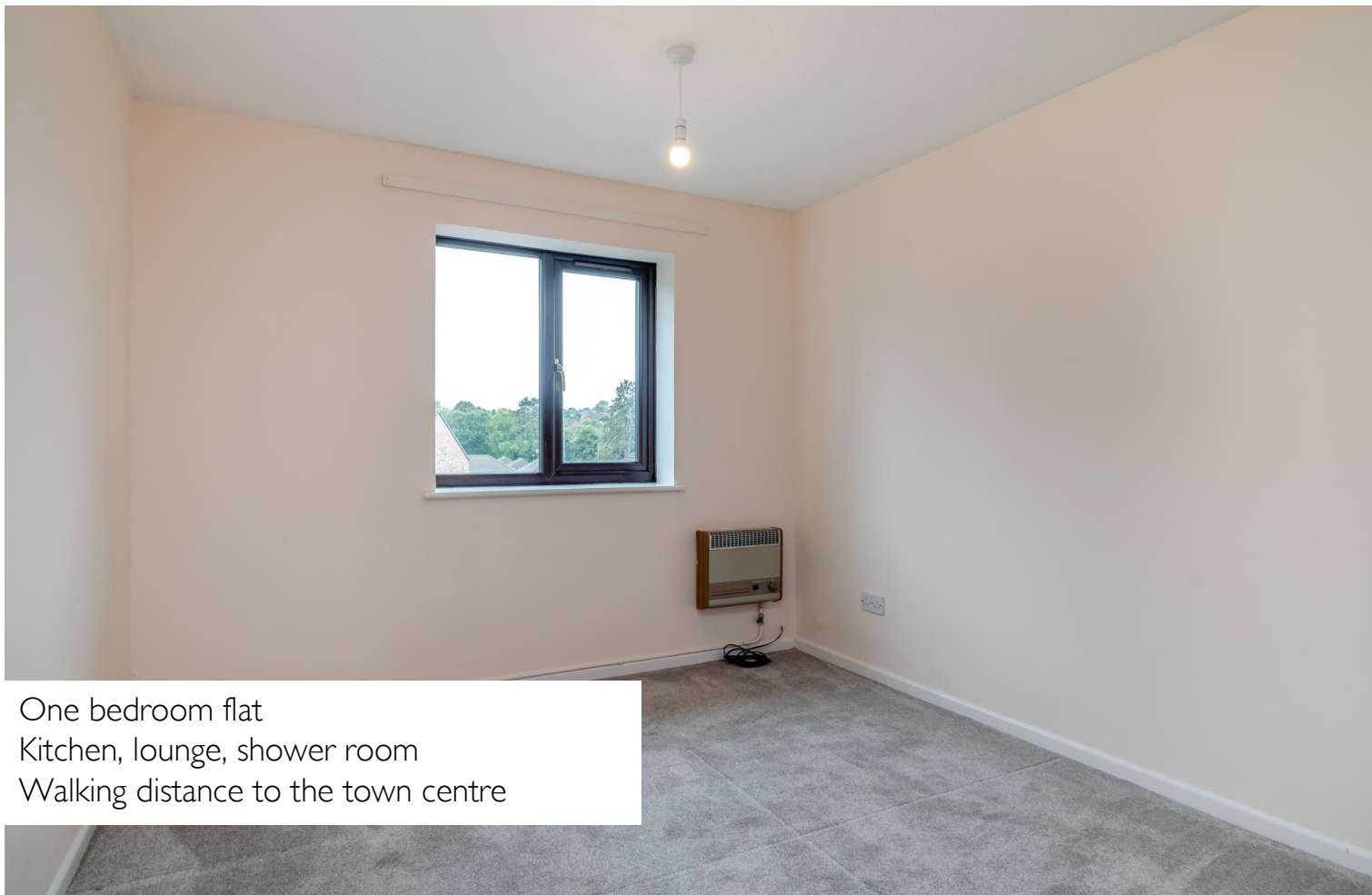
# COLEFORD

Guide price **£99,995**



# 3 OLD VICARAGE COURT

Coleford, Gloucestershire GL16 8RR



One bedroom flat  
Kitchen, lounge, shower room  
Walking distance to the town centre

This charming first-floor one-bedroom flat is located in Old Vicarage Court in Coleford. The property features a bright and spacious living room with a Juliet balcony, offering plenty of natural light and fresh air. The kitchen is well-appointed, providing ample storage and workspace. There is a double bedroom and the modern bathroom.

Additionally, the property comes with its own allocated parking space, ensuring convenience and ease of access. Perfectly suited for first-time buyers or investors, this flat offers a peaceful living environment close to local amenities and the town centre.

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 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.

Guide price  
£99,995



## KEY FEATURES

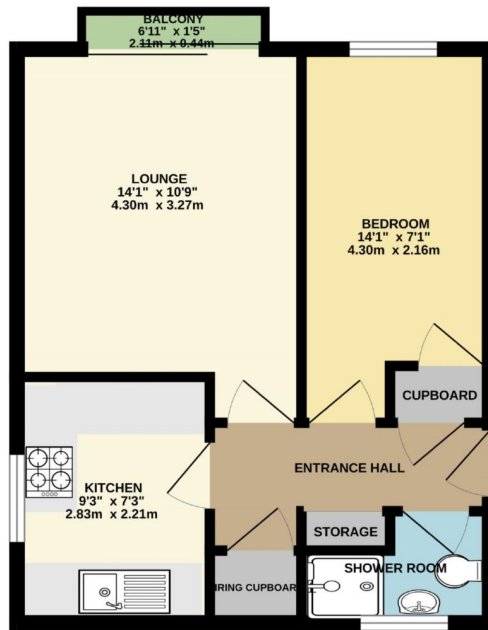
- One bedroom flat
- Kitchen
- Lounge
- Shower Room
- Walking distance to town centre



### AGENTS NOTE:

Service charge- £35 pcm, to cover gardening, building insurance and accounts.

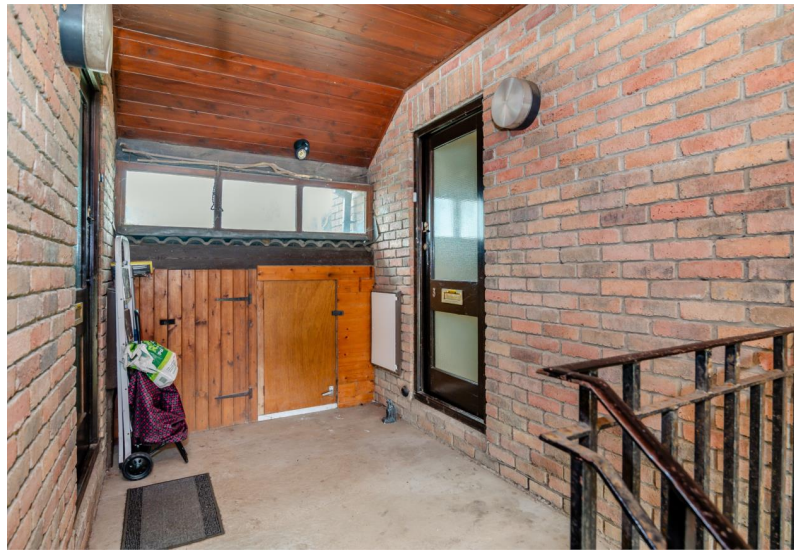




TOTAL FLOOR AREA: 386 sq.ft. (35.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan ©2024

## DIRECTIONS

From the Clocktower in Coleford head onto Market Place and turn right at the cross roads follow the road and then turn left onto Lords Hill where you will find the property on your left hand side.



## INFORMATION

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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