



LEASEHOLD

£115,000



**18 BELINDAS PARK, MILKWALL, GL16 7LP**

- LIVING ROOM
- TWO BEDROOMS
- LOW MAINTENANCE GARDEN
- 
- 
- 
- KITCHEN/DINING ROOM
- SHOWER ROOM
- SHED
- 
-

# 18 BELINDAS PARK, MILKWALL, GL16 7LP

**A TWO BEDROOM DETACHED PARK HOME SITUATED IN THE POPULAR SITE IN MILKWALL WITH LOCAL AMENITIES AND A WIDER RANGE AVAILABLE IN THE MARKET TOWN OF COLEFORD. CYCLE ROUTE ACROSS THE ROAD FROM THE SITE IN TO COLEFORD TOWN AND BUS SERVICES AVAILABLE. THE VILLAGE OF MILKWALL IS APPROXIMATELY 1 MILE AWAY FROM THE MARKET TOWN OF COLEFORD AND OFFERS LOCAL AMENITIES TO INCLUDE A POST OFFICE WITH CONVENIENCE STORE, PUBLIC HOUSE AND FOOTBALL CLUB. THE NEIGHBOURING TOWN OF COLEFORD OFFERS FURTHER FACILITIES TO INCLUDE 2 GOLF COURSES, VARIOUS SHOPS, POST OFFICE, BANKS, SUPERMARKETS, CINEMA, GARAGE, PRIMARY SCHOOL AND A BUS SERVICE TO GLOUCESTER APPROXIMATELY 22 MILES AWAY.**

## RECEPTION:

Door to front

### LIVING ROOM : 14' 6" x 10' 9" (4.42m x 3.27m)

Feature wood laminate floor and period style mock fireplace, two radiators, wall and centre lights, bow window to side and window to front.

### KITCHEN / DINING ROOM: 11' 0" x 8' 4" (3.35m x 2.54m)

Range of base and eye level storage unit's, worktop space incorporating single drainer stainless 1 ½ colour coordinated sink unit, wall mounted concealed gas boiler (hot water and central heating), fitted electric oven, four ring gas hob, plumbing for automatic washing machine, radiator, window to rear and sliding patio door to side.

### BEDROOM ONE: 9' 4" x 8' 6" (2.84m x 2.59m)

Max fitted double wardrobe, radiator, two bedside cabinets and window to front.

### BEDROOM TWO: 9' 4" x 6' 6" (2.84m x 1.98m)

Max Radiator, two bedside cabinets, fitted double wardrobe and window to side.

### SHOWER ROOM:

Comprising of shower cubicle, close coupled WC, pedestal wash hand basin and window to side.



**OUTSIDE:** Low maintenance area, surrounding the park home, with garden shed, and patio.

**SERVICES:** Mains water and drainage and electricity, propane gas cylinders for central heating,

**AGENTS NOTE:** There is a ground rent of £150.85 per month, water rates approximately £248.75 per year, Band A Council Tax and owners required to pay 10% to the site owner if and when they sell.





**DIRECTIONS:** From the Coleford office turn left and continue straight over the mini roundabout and up the hill to the traffic lights. Continue over the traffic lights into the village of Milkwall passing the post office on your left hand side. Continue down the hill and before the signpost to Gorsty Knoll take the right hand turning into Belinda Park development and the property can be found at the bottom end toward the right.

**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 833333**



PASSIONATE  
ABOUT  
*Property*  
SINCE 1982