

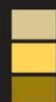


Flat 7, The Old Launderette

16 Gloucester Road | Coleford | Gloucestershire | GL16 8BL

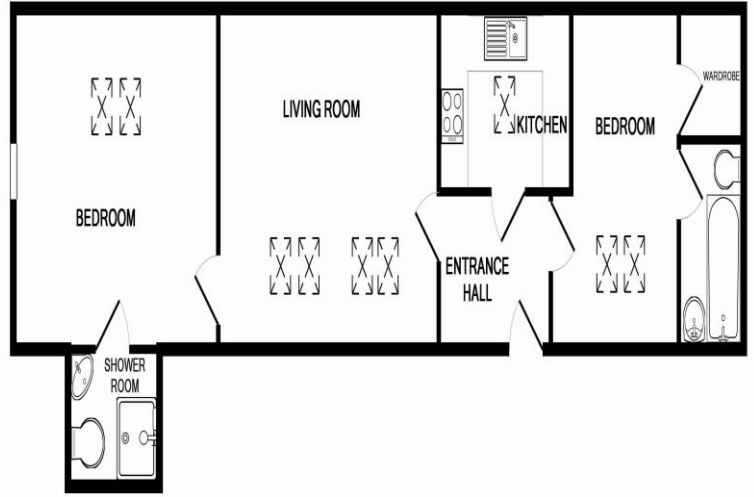
PRICE GUIDE: £79,995

RICHARD BUTLER
ESTATE - AGENTS



A well presented two double bedroom two en-suite flat, with large lounge, fitted kitchen, gas central heating and off road parking.

The property is within walking distance of Coleford town centre which benefits from a large range of shopping and leisure facilities including supermarkets, banks, shops, cinema and medical facilities. The Royal Forest of Dean and Wye Valley have numerous woodland and river walks. The motorway connections from the area are excellent with the M5 and M4 both within easy reach.



- Entrance Hall
- Kitchen 9'9 x 5'7
- Lounge 16'3 x 12'2
- Bedroom One 15'1 x 11'7
- En-Suite Shower Room
- Bedroom Two 12'1 x 7'11
- En-Suite Bathroom
- Communal Gardens
- Off-Road Parking
- Gas Central Heating
- UPVC Double Glazing

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Directions - From the centre of Coleford head out along Gloucester Road, taking the first right into Bells Place, then the second left and first left into the off road parking area for the property.

Energy Performance Certificate

Flat 7 The Old Launderette
16, Gloucester Road
COLEFORD
GL16 6BL

Dwelling type: Top floor flat
Date of assessment: 9 June 2010
Date of certificate: 09-Jun-2010
Reference number: 8107-9817-0620-5505-7803
Type of assessment: RdSAP, existing dwelling
Total floor area: 63 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	
Current	Potential
77	79

Environmental Impact (CO ₂) Rating	
Current	Potential
74	77

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	197 kWh/m ² per year	179 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	1.9 tonnes per year
Lighting	£58 per year	£35 per year
Heating	£223 per year	£311 per year
Hot water	£89 per year	£84 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc - nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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