

Lot 114

**38 North Road, Broadwell, Coleford,
Gloucestershire, GL16 7DR**

**By order of a major
housing association**



All enquiries Ref: Brian Grante



- **Freehold two floor semi-detached house requiring updating**
- **Potential to extend**
- **Full vacant possession**

Location:

The property is situated on North Road. Public transport links include Lydney mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the B4226 and A4136, providing access to Gloucester, Monmouth, and the M4 corridor. Shopping amenities can be found locally within Coleford, with an extensive range of shops, bars and restaurants being found in Monmouth and Gloucester. Recreational pursuits can be found locally at the open spaces of Forest of Dean, Puzzlewood, and Clearwell Caves.

Accommodation (approx. 89m² / 953 sq ft):

First floor: Three bedrooms, bathroom, WC

Ground floor: Entrance hall, reception room, dining room, kitchen

Outside: Front, side and rear gardens

EPC rating: E

Council Tax Band: B

Potential:

The property may be suitable for a side, rear or loft/mansard conversion for additional accommodation – subject to all consents where necessary.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

