



**FREEHOLD**

**£210,000**



**44 QUEENSWAY, BROADWELL, COLEFORD, GLOUCESTERSHIRE,  
GL16 7JF**

- THREE BEDROOMS
- KITCHEN
- GOOD SIZE REAR GARDEN
- CENTRAL HEATING
- LOUNGE
- BATHROOM
- DOUBLE GLAZING

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# 44 QUEENSWAY, BROADWELL, COLEFORD, GLOUCESTERSHIRE, GL16 7JF

## A SPACIOUS THREE BEDROOM MID-TERRACED HOUSE, IDEAL AS A FIRST TIME BUY OR AS AN INVESTMENT, REQUIRING SOME TLC BUT OFFERING GOOD SIZED ACCOMMODATION AND GARDENS.

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, leisure centre (at the college campus) 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.

Front door to -

**Hall:** Radiator.

**Lounge:** 20' 0" x 10' 7" (6.09m x 3.22m), Windows to front and rear, radiator, serving hatch.

**Kitchen:** 11' 7" x 9' 2" (3.53m x 2.79m), Wall and base level units, sink unit, window and door to rear, tiled splash-backs, radiator.



**Landing:** Window to rear, airing cupboard.

**Bedroom One:** 12' 2" x 10' 7" (3.71m x 3.22m), Window to front, radiator, storage recess.

**Bedroom Two:** 10' 8" x 8' 6" (3.25m x 2.59m), Window to front, radiator.

**Bedroom Three:** 9' 7" x 7' 7" (2.92m x 2.31m), Window to rear, radiator.





**Bathroom:** Panelled bath, Sink unit, radiator, tiling, window to rear.

**W.C.:** W.C., radiator, window.

**Outside:** Good size rear garden, greenhouse, garden shed, patio and lawn. The front garden is gravelled with a path leading to the front door and side pedestrian access with store cupboard.

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



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 823033**



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