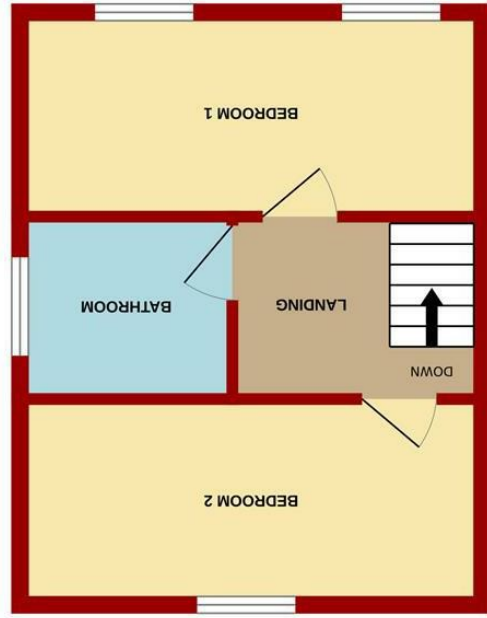
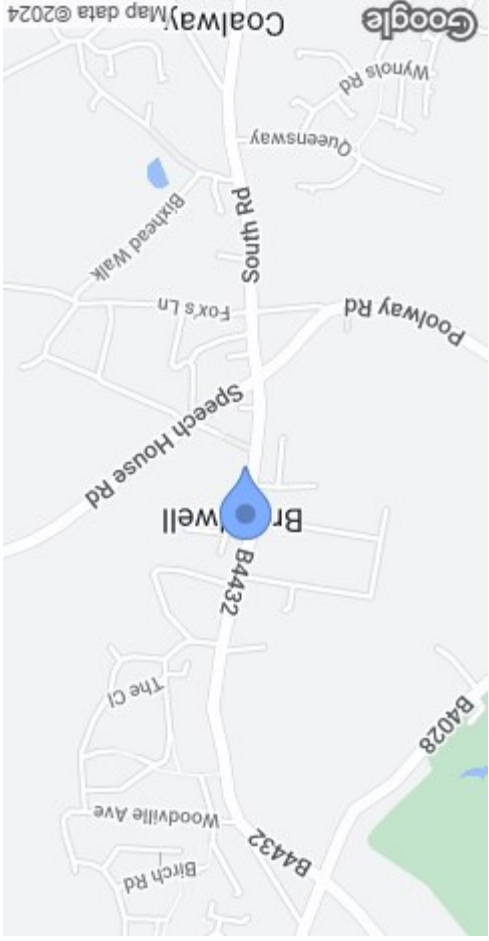




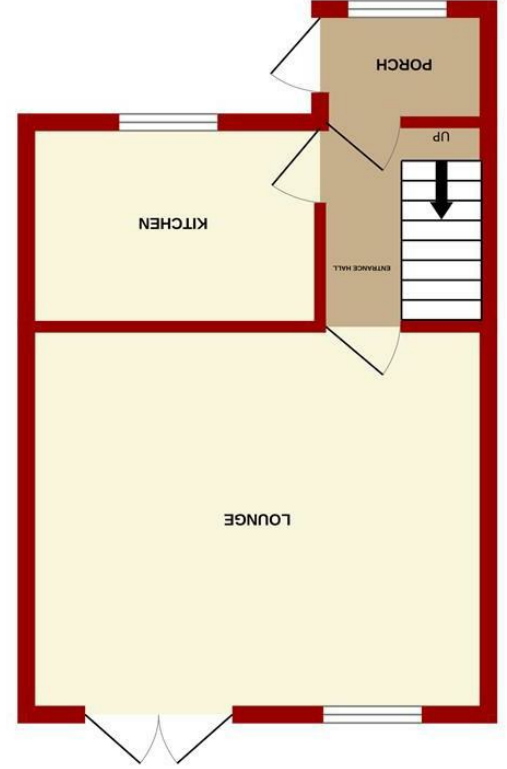
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environment Impact (CO <sub>2</sub> ) Rating																												
<table border="1"> <tr><td>A</td><td>39-44</td></tr> <tr><td>B</td><td>45-49</td></tr> <tr><td>C</td><td>50-54</td></tr> <tr><td>D</td><td>55-59</td></tr> <tr><td>E</td><td>60-64</td></tr> <tr><td>F</td><td>65-69</td></tr> <tr><td>G</td><td>70-74</td></tr> </table>	A	39-44	B	45-49	C	50-54	D	55-59	E	60-64	F	65-69	G	70-74	<table border="1"> <tr><td>A</td><td>10-14</td></tr> <tr><td>B</td><td>15-19</td></tr> <tr><td>C</td><td>20-24</td></tr> <tr><td>D</td><td>25-29</td></tr> <tr><td>E</td><td>30-34</td></tr> <tr><td>F</td><td>35-39</td></tr> <tr><td>G</td><td>40-44</td></tr> </table>	A	10-14	B	15-19	C	20-24	D	25-29	E	30-34	F	35-39	G	40-44
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Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2022



1ST FLOOR



GROUND FLOOR



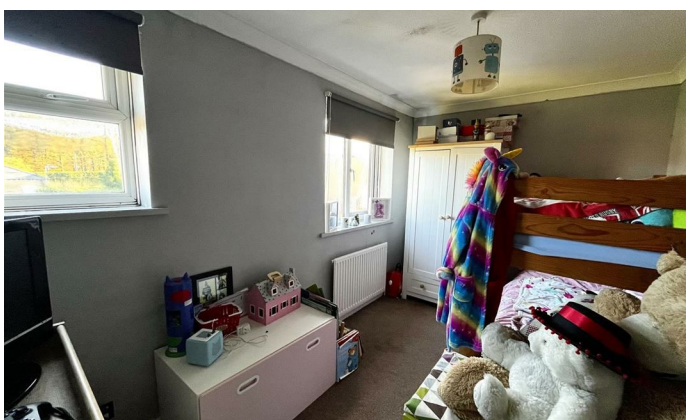
2 North Road  
 Broadwell, Coleford GL16 7BW

**£199,950**

TWO BEDROOM END TERRACE PROPERTY HAVING WELL PRESENTED ACCOMMODATION, OFF ROAD PARKING, EASY MAINTENANCE REAR GARDEN AND LOCATED CLOSE TO WOODLAND WALKS.

The village of Broadwell offers a number of amenities to include Shops, Dance School, Church and Football Club.

The neighbouring town of Coleford, approximately 1 mile away offers further facilities to include 2 Golf Courses, various Shops, Post Office, Bank, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Accessed via upvc part glazed door into:

#### **ENTRANCE PORCH**

Front aspect upvc double glazed window, frosted upvc double glazed door into:

#### **ENTRANCE HALL**

Power points, BT point, stairs to the first floor landing, door giving access into understairs storage cupboard, radiator, door into:

#### **KITCHEN**

9'10 x 6'10 (3.00m x 2.08m)

Range of base, wall and drawer units, worktop, single bowl single drainer stainless steel sink unit with taps over, space for cooker, plumbing for washing machine, space for fridge/freezer, appliance points, power points, TV point, partly tiled walls, laminate flooring, 'Ideal' gas fired boiler, front aspect upvc double glazed window.

#### **LOUNGE**

15'05 x 13'0 (4.70m x 3.96m)

Power points, TV point, internet point, radiator, coving, space for a table, rear aspect double glazed upvc window, rear aspect double glazed upvc french doors opening onto the rear decking.

#### **FIRST FLOOR LANDING**

Power point, wooden door giving access into airing

cupboard housing the immersion heater with slatted shelving, access to partly boarded loft, doors into:

#### **BEDROOM ONE**

11'04 x 9'09 (3.45m x 2.97m)

Radiator, TV point, power point, internet point, coving, two front aspect upvc double glazed windows.

#### **BEDROOM TWO**

12'11 x 7'07 (3.94m x 2.31m)

Radiator, power point, coving, two rear aspect double glazed upvc windows.

#### **BATHROOM**

Bath with 'Mira' shower over, WC, wash hand basin with separate taps over, partly tiled walls, radiator, laminate flooring, side aspect frosted upvc double glazed window.

#### **OUTSIDE**

To the rear of the property is off road parking for two vehicles with a pathway leading to gate giving access to the rear garden. The rear garden comprises of large decking area suitable for table and chairs, steps leading down to astroturf and garden shed all enclosed by 6ft fencing and mature bushes and trees.

#### **SERVICES**

Mains electric, mains gas, mains water and drainage.

#### **WATER RATES**

TBC

#### **LOCAL AUTHORITY**

Council Tax Band: B  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

#### **TENURE**

Freehold

#### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **DIRECTIONS**

From Coleford town centre proceed to the traffic lights and continue straight over into Gloucester Road. Proceed along Gloucester Road taking the turning right onto Bakers Hill. Continue to the top of hill turning left at the crossroads into North Road where the property can be found along on the right hand side.

#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)