



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



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# Offers Over £250,000

EPC rating C

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY situated in a POPULAR LOCATION having EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM, OFF ROAD PARKING, GARAGE and EASY MAINTENANCE GARDENS.

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 a frosted upvc double glazed door into:

## ENTRANCE HALL

Tiled flooring, radiator, stairs to the first floor landing, door into:

## CLOAKROOM

WC, radiator, wash hand basin with tiled splashback, extractor fan, front aspect frosted upvc double glazed window.

## KITCHEN/DINING ROOM 14'0 x 12'04 (4.27m x 3.76m)

A range of base, wall and drawer units, worktops, one and a half bowl single drainer sink unit with mixer tap over, wall mounted 'Ideal' gas fired boiler, built-in oven and grill, four ring gas hob with extractor fan over, appliance points, power points, built-in fridge/freezer, plumbing for washing machine, space for large table, wood effect laminate flooring, radiator, inset ceiling spotlights, rear aspect upvc double glazed patio doors, rear aspect upvc double glazed window, door into:

## LOUNGE 15'08 x 11'08 (4.78m x 3.56m)

Coal effect gas fire with marble effect surround and wood mantel over, power points, BT point, radiator, door giving access into a good sized storage cupboard, front aspect upvc double glazed window, rear aspect upvc double glazed patio door.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR LANDING

## FIRST FLOOR LANDING

Power points, access into loft space, door giving access into storage cupboard with slatted shelving, front aspect upvc double glazed window, doors into:

## BEDROOM ONE 11'11 x 9'10 (3.63m x 3.00m)

BT point, TV point, power points, radiator, two double wardrobes with hanging space and shelving, rear aspect upvc double glazed window.

## EN-SUITE

Shower cubicle with fully tiled walls, WC, wash hand basin, wall mounted heated towel rail, extractor fan.

## BEDROOM TWO 9'0 x 7'10 (2.74m x 2.39m)

Radiator, power points, BT point, rear aspect upvc double glazed window.

## BEDROOM THREE 7'05 x 6'02 (2.26m x 1.88m)

Radiator, power points, BT point, front aspect upvc double glazed window.

## BATHROOM

White suite with WC, wash hand basin, panelled bath, wall mounted heated towel rail, partly tiled walls, extractor fan, wall mounted medicine cabinet, shaver light and point, rear aspect frosted upvc double glazed window.

## OUTSIDE

Slabbed steps lead down to the front garden area which consists of a gravelled area, seating area and various flower borders and bushes. A pathway leads to the front door of the property and continues to the side. To the side of the property there is a driveway suitable for one/two vehicles which in turn leads to the garage with up and over door. The garage has power and lighting. The rear garden is accessed via a gate from the side and is of easy maintenance consisting of patio area, flower borders, gravelled area and outside light, all enclosed by wood panelled fencing.

## SERVICES

Mains electric, mains gas, mains water and drainage.

## WATER RATES

TBC

## LOCAL AUTHORITY

Council Tax Band: C

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, go straight over at the traffic lights onto Gloucester Road. Proceed along for approximately quarter of a mile turning right onto Bakers Hill. Proceed to the top of the hill turning right at the crossroads into South Road where the property can be located along on the left hand side via our For Sale Board.

## PROPERTY SURVEYS

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



### 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.

