



16 Howard Road
Coleford GL16 7BT



STEVE GOOCH
ESTATE AGENTS | EST 1985

£475,000

This stunning four bedroom detached house is located in the sought-after area of Broadwell, offering breathtaking views of the countryside. The property boasts underfloor heating, four generously sized double bedrooms, a cosy snug/playroom, and a spacious open plan kitchen/dining area perfect for entertaining guests. The property also benefits from 5 years NHBC guarantee remaining.

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.





ENTRANCE HALLWAY

Stairs lead to the first floor. Door into:

WC

4'00 x 5'10 (1.22m x 1.78m)

Close coupled W.C, wash hand basin, oak flooring.

LOUNGE

11'11 x 16'09 (3.63m x 5.11m)

Feature wood burner, TV point, power points, oak flooring, front aspect upvc double glazed window. Oak bifold doors into:

KITCHEN/DINER

11'08 x 25'04 (3.56m x 7.72m)

DINING AREA

Power points, oak flooring, upvc double glazed bifolding doors leading out to the garden.

KITCHEN

Range of fitted wall, base and drawer mounted units, rolled edge worktops, one and a half bowl single drainer sink unit, built in dishwasher, space for fridge freezer, built in oven with hob and extractor canopy over, inset ceiling spot lights, oak flooring, rear aspect upvc double glazed window overlooking the garden. Solid oak door into:

UTILITY ROOM

5'10 x 6'01 (1.78m x 1.85m)

Fitted wall and base mounted units, space for washing machine and tumble dryer. Door into:

SNUG/PLAYROOM

21'05 x 9'11 (6.53m x 3.02m)

Front aspect upvc double glazed window, rear aspect upvc double glazed window and door leading out to the garden, radiator, tv point, power points, cupboard housing the Worcester combi boiler and separate storage cupboard.

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

LANDING

Power points, access to loft space. Solid oak door into:

BEDROOM 1

14'05 x 9'09 (4.39m x 2.97m)

Power points, TV point, radiator, frost aspect upvc double glazed window. Oak door into:

EN SUITE

9'09 x 4'09 (2.97m x 1.45m)

Close coupled W.C, heated towel rail, inset ceiling spot lights, extractor fan, shower cubicle with electric shower over, Velux ceiling skylight.

BEDROOM 2

13'05 x 12'00 (4.09m x 3.66m)

Power points, single radiator, front aspect upvc double glazed window. Solid oak door into:

EN SUITE

7'01 x 3'06 (2.16m x 1.07m)

Close coupled W.C, wash hand basin, shower cubicle with electric shower, inset ceiling spot lights, tiled flooring, extractor fan, side aspect upvc double glazed frosted window.

BEDROOM 3

12'10 x 10'06 (3.91m x 3.20m)

Built in wardrobes, power points, single radiator, side aspect upvc double glazed window and rear aspect frosted upvc double glazed window.

BEDROOM 4

12'01 x 12'09 (3.68m x 3.89m)

Built in wardrobes, power points, TV point, single radiator, front aspect upvc double glazed window.

BATHROOM

7'10 x 8'08 (2.39m x 2.64m)

Shower with electric attachment, close coupled W.C, wash hand basin, modern panelled bath, heated towel rail, extractor fan, inset ceiling spot lights, rear aspect upvc double glazed window.

OUTSIDE

Lawned area, off road parking, pathway leading to the front door.

GARDEN

Patio area, sereral border trees, outside power point, outside tap, mostly lawn with fencing surround, side access.

SERVICES

Mains drainage, mains gas, mains electric, mains water.

WATER RATES

To be advised.

LOCAL AUTHORITY

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

TENURE

Freehold.

VIEWINGS

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.

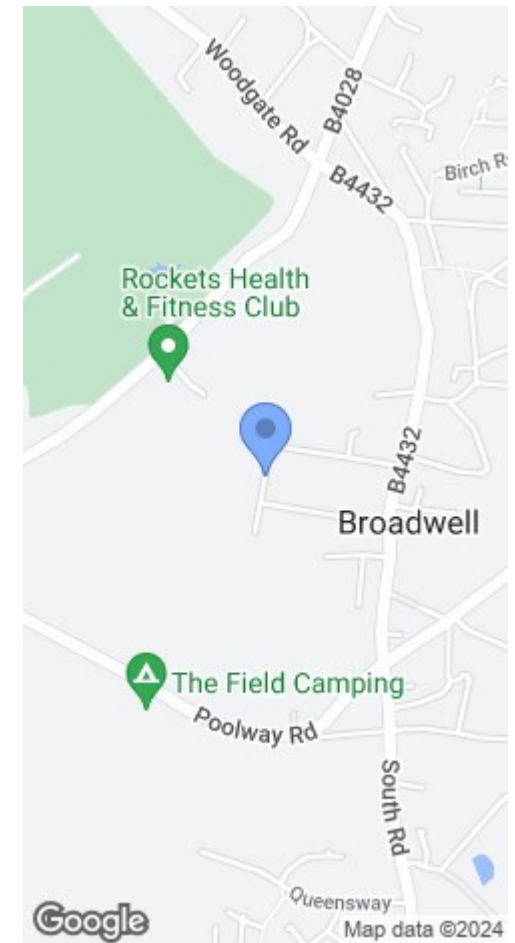
DIRECTIONS

From Our Coleford office proceed down to the traffic lights proceeding straight over onto Gloucester Road. Continue up the hill turning right sign posted to Coalway, open reaching the Broadwell cross roads turn left onto North Road. Take the second left into Campbell road, follow the road until the end turning right onto Howard Road where the property can be found at the end of the road 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)





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		84	92	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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.



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