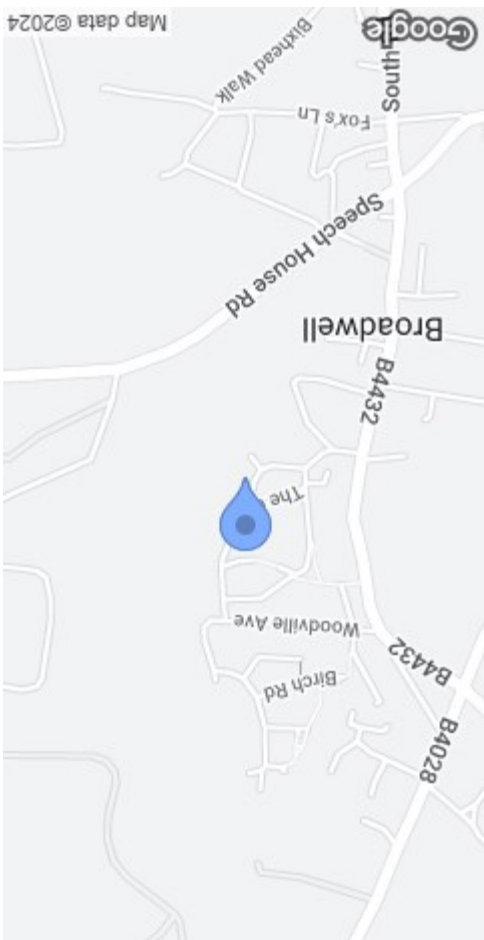


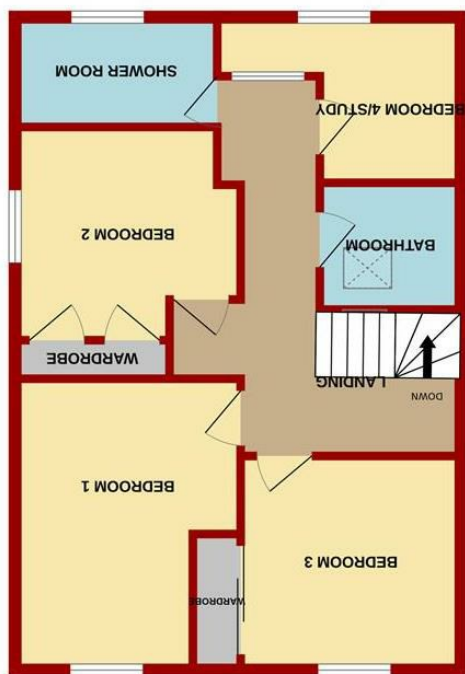


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

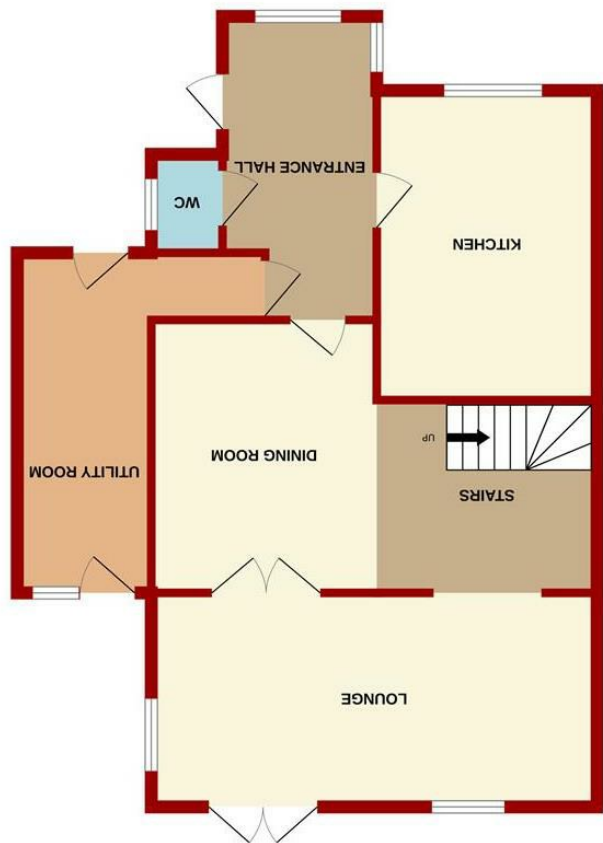
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (93-100)	A (102-109)
B (81-92)	B (89-101)
C (69-80)	C (77-88)
D (55-68)	D (65-76)
E (39-54)	E (52-64)
F (21-38)	F (40-51)
G (1-20)	G (27-39)



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



1ST FLOOR



GROUND FLOOR



22 Worcester Walk
 Broadwell, Coleford GL16 7DL



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£270,000

THREE/FOUR BEDROOM SEMI DETACHED HOUSE HAVING BEEN EXTENDED TO HAVE SEPERATE UTILITY, VERSATILE LIVING SPACE, FOURTH BEDROOM PERFECT FOR A NURSERY OR STUDY, BEAUTIFUL WOODLAND VIEWS ACROSS THE FOREST OF DEAN, OFF ROAD PARKING AND LOCATED IN A HIGHLY SOUGHT AFTER AREA.

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, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Property is accessed via a partly double glazed UPVC door into

PORCH

12'3 x 7'2 (3.73m x 2.18m)

Tiled flooring, radiator, power points, front and side aspect UPVC double glazed windows, Velux skylight.

CLOAKROOM

Low level W.C, pedestal wash hand basin, tiled flooring, radiator, part tiled walls, side aspect UPVC double glazed frosted window.

KITCHEN

14'1 x 8'8 (4.29m x 2.64m)

Tiled flooring, range of base, draw and wall mounted units, rolled edge worktops, one and a half bowl single drainer sink unit with stainless steel mixer tap above, space for range cooker, space for fridge, space and plumbing for dishwasher, fully tiled walls, power points, appliance points, inset ceiling spotlights, front aspect UPVC double glazed window.

UTILITY ROOM

Tiled flooring, range of base, draw and wall mounted units, rolled edge work tops, space for fridge, space for chest freezer, space and plumbing for washing machine, tiled walls, radiator, power points, appliance points, front aspect UPVC double glazed window, rear aspect wooden single glazed window and door allowing access to the rear of the property.

From the Porch a door gives access into:

DINING ROOM

12'5 x 10'3 (3.78m x 3.12m)

Radiator, power points, space for dining table and chairs, opening through into:

HALLWAY

8'8 x 7'8 (2.64m x 2.34m)

Stairs leading to First Floor, under stairs storage cupboard, power point.

LOUNGE

20'3 x 9'9 (6.17m x 2.97m)

Feature fireplace, power points, television points, rear aspect UPVC double glazed window, rear aspect UPVC double glazed doors onto Rear Garden.

FROM THE HALLWAY STAIRS LEAD UP TO:

FIRST FLOOR LANDING

Power points, sky light, door giving access to the airing cupboard housing a Vaillant combination boiler.

BEDROOM 1

14'10 x 9'6 (4.52m x 2.90m)

Radiator, power points, rear aspect UPVC double glazed window with beautiful views across the surrounding forest.

BEDROOM 2

10'5 x 9'4 (3.18m x 2.84m)

Radiator, power points, built in wardrobes, side aspect UPVC double glazed window.

BEDROOM 3

11'7 x 8'8 (3.53m x 2.64m)

Radiators, power points, sliding doors to built in wardrobe and rear aspect UPVC double glazed window.

BATHROOM

5'11 x 5'0 (1.80m x 1.52m)

White suite with panelled bath, pedestal wash hand basin, radiator, tiled walls, Velux skylight.

BEDROOM 4/STUDY

8'10 x 8'3 (2.69m x 2.51m)

Radiator, power points, front aspect UPVC double glazed window.

SHOWER ROOM

Suite comprising of walk in shower with mains shower enclosed by tiling, vanity wash hand basin, W.C, heated towel rail, tiled flooring, tiled walls, front aspect UPVC double glazed window.

OUTSIDE

To the front of the property, a wrought iron gates give access onto a block paved driveway providing off road parking for multiple cars, from here there is a low maintenance front garden with plenty of space for plants and a seating area.

A side gate gives access to the rear garden which is low maintenance and is laid

to patio, there are two wooden outbuildings with potential to be used as storage or workshops. The garden then backs onto the Forest behind providing a lovely private setting.

SERVICES

Mains water, electric, drainage and gas.

AGENTS NOTE

Please note we await the grant of probate for this property which is currently underway. Please contact our office for more information.

WATER RATES

Severn Trent - to be confirmed.

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 office, go straight over at the traffic lights into Gloucester Road, proceed along this road for approximately 1 mile passing Forest Hills Golf Course and turn right at the crossroads. Take the next turning left into Woodville Avenue and continue along turning right into Worcester Walk where the property can be found 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)

