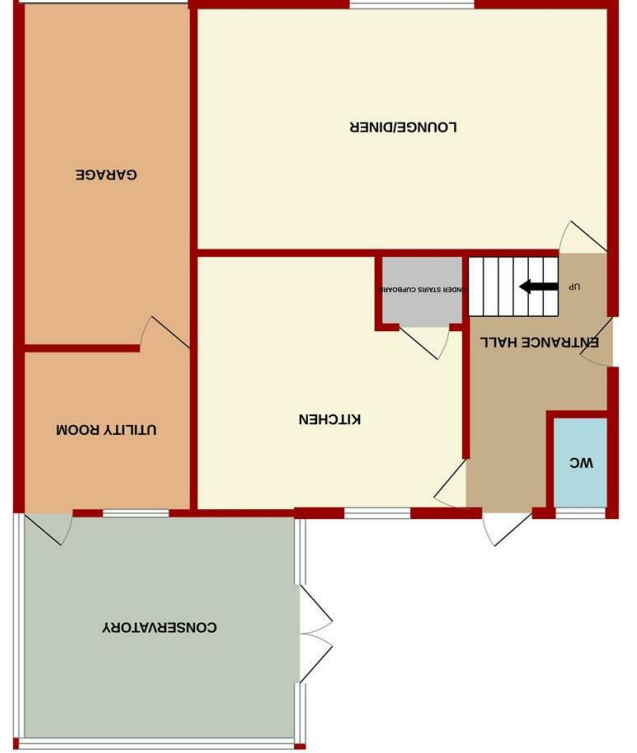
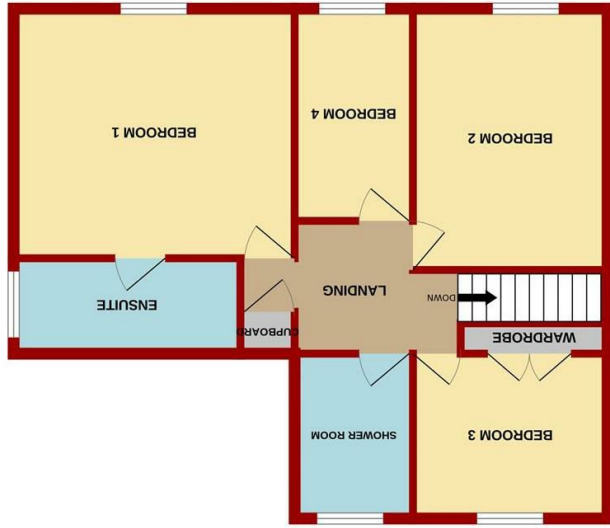
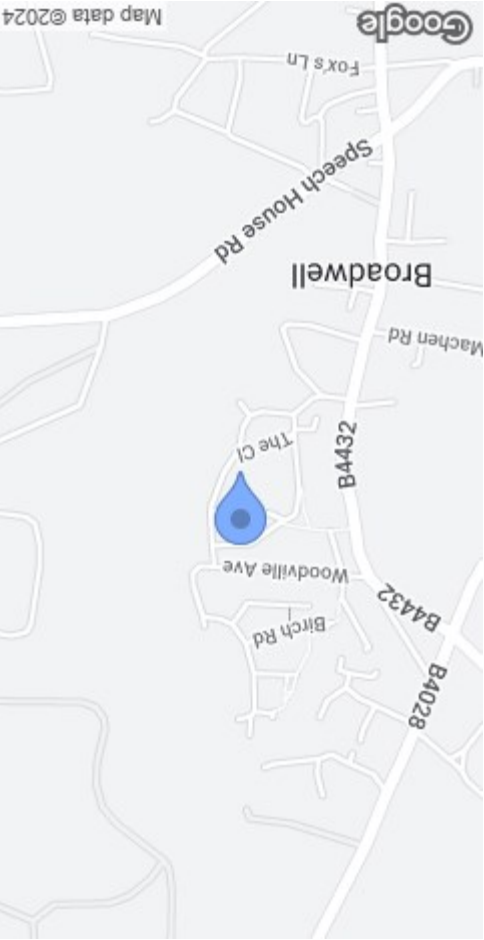




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

| England & Wales | |
|--------------------------|--|
| Energy Efficiency Rating | Environmental Impact (CO ₂) Rating |
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |

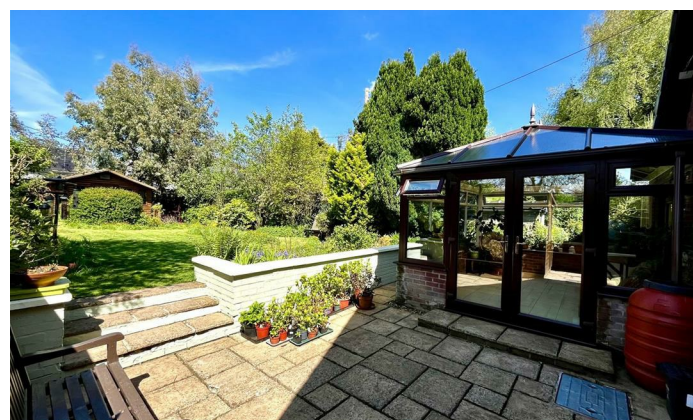


23 Worcester Walk
 Broadwell, Coleford GL16 7DL

£425,000

A STUNNING FOUR BEDROOM DETACHED PROPERTY IN THE SOUGHT AFTER AND RARELY AVAILABLE LOCATION OF MILE END. PROPERTY IS BENEFITTING FROM BEAUTIFUL MATURE LUSCIOUS GARDENS, LARGE MASTER BEDROOM WITH EN SUITE, OFF ROAD PARKING FOR SEVERAL VEHICLES, CLOSE TO WOODLAND WALKS, A LARGE DOWNSTAIRS SPACE AND POTENTIAL TO MODERNISE/IMPROVE FURTHER.

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, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



Property is accessed via a partly glazed UPVC door into:

ENTRANCE HALLWAY

Stairs to first floor landing, radiator, rear aspect UPVC frosted door giving access out onto the rear garden, a doorway gives access into:

CLOAKROOM

3'2 x 4'11 (0.97m x 1.50m)

Rear aspect UPVC double glazed frosted window, close coupled W.C, radiator, sink with tap over.

LOUNGE/DINER

20'11 x 12'5 (6.38m x 3.78m)

Front aspect UPVC double glazed window, radiator, power points, gas fire place with feature fireplace surround.

KITCHEN

13'7 x 12'6 (4.14m x 3.81m)

Rear aspect UPVC double glazed window, a range of wall, draw and base mounted units, stainless steel one and a half bowl drainer unit with tap over, Country Chef cooker, extractor fan, space for fridge freezer, radiator, power points, understairs larder, a door way giving access into:

UTILITY

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

Rear aspect UPVC double glazed window, rear aspect UPVC double glazed frosted door giving access into the conservatory, space for washing machine, space for dryer, range of wall, draw and base mounted units, sink with tap over, Worcester combination boiler, radiator, power points, a doorway gives access into the garage.

CONSERVATORY

14'0 x 11'6 (4.27m x 3.51m)

Side aspect UPVC double glazed door and side aspect UPVC double glazed patio doors giving access out onto the rear garden, rear and side aspect UPVC double glazed windows, polycarbonate roof with sun reflector, power points.

GARAGE

8'8 x 17'3 (2.64m x 5.26m)

Accessed via a manual Up and Over door, power points, strip lighting, cupboard space.

FROM THE ENTRANCE HALLWAY STAIRS GIVE ACCESS UP TO:

FIRST FLOOR LANDING

Loft access space, power points.

BEDROOM 1

13'6 x 11'3 (4.11m x 3.43m)

Front aspect UPVC double glazed window, radiator, power points, a doorway gives access into:

EN SUITE

11'4 x 4'9 (3.45m x 1.45m)

Side aspect UPVC double glazed frosted window, panelled bath with taps over, walk in shower with shower overhead, close coupled W.C, sink with tap over, radiator, built in cupboard space.

BEDROOM 2

12'5 x 9'9 (3.78m x 2.97m)

Front aspect UPVC double glazed window, radiator, power points.

BEDROOM 3

9'5 x 9'1 (2.87m x 2.77m)

Rear aspect UPVC double glazed window, radiator, power points, wardrobe space.

BEDROOM 4

10'11 (max) x 6'7 (3.33m (max) x 2.01m)

Front aspect UPVC double glazed window, radiator, power points.

SHOWER ROOM

5'7 x 8'2 (1.70m x 2.49m)

Rear aspect UPVC double glazed frosted window, walk in shower with Mira shower over, close coupled W.C, heated towel rail, sink with tap over.

OUTSIDE

The property is accessed via double gates onto a block paving driveway offering off road parking for 3 vehicles, surrounded by fencing and hedging.

To the rear of the property there is a patioed area and shed, steps lead up to a laid to lawn, beautiful luscious gardens with with floral borders, two decked areas, feature pond with waterfall and access to the summer house, all surrounded by fencing.

SUMMER HOUSE

Power points, lighting, side aspect wooden windows, front aspect wooden windows, accessed via front aspect double doors.

SERVICES

WATER RATES

Severn Trent - to be confirmed.

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 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 right 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)

