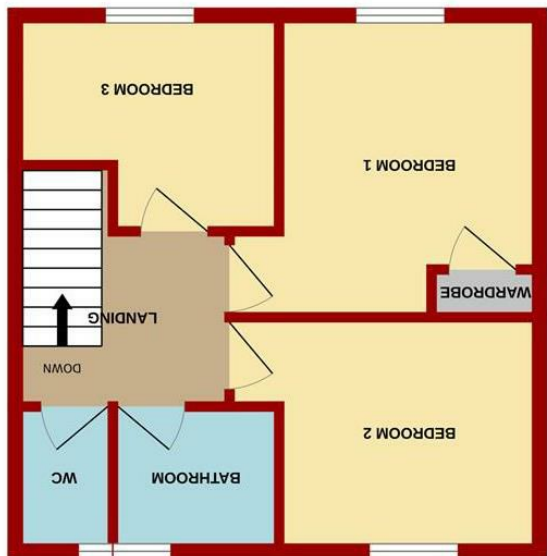
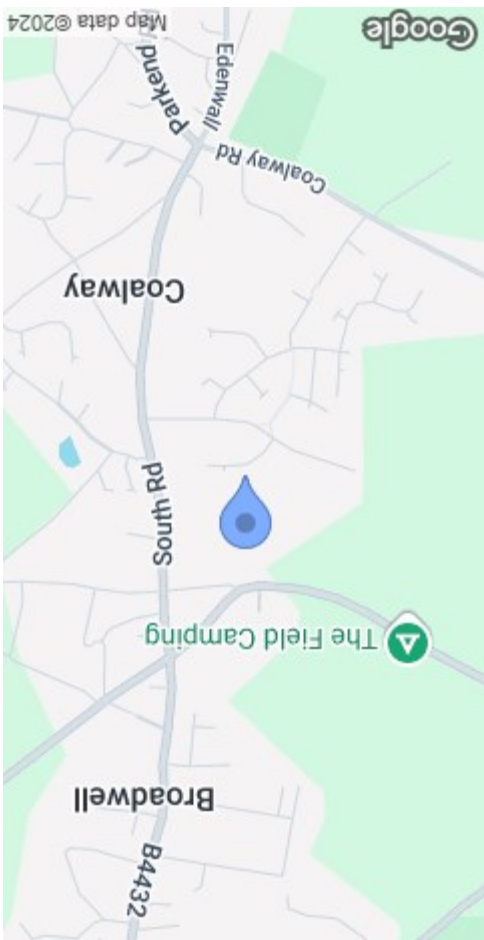


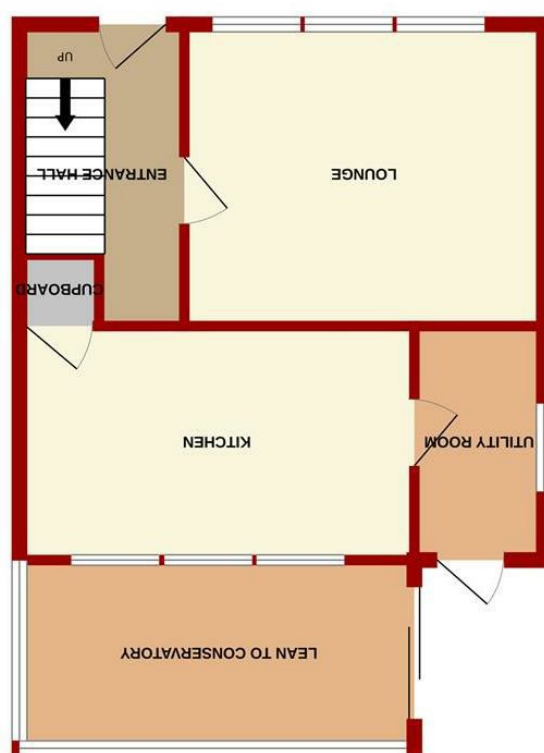


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating																												
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1ST FLOOR



GROUND FLOOR

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



13 Edinborough Place  
 Broadwell, Coleford GL16 7JG

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985



**£125,000**

**\*\*\*CASH BUYERS ONLY\*\*\*** THIS THREE BEDROOM SEMI DETACHED NON-STANDARD CONSTRUCTION HOUSE IS LOCATED IN THE POPULAR VILLAGE LOCATION OF BROADWELL. THIS PROPERTY HAS A GENEROUS PLOT AND HAS A LOVELY OPEN OUTLOOK. FURTHER BENEFITS INCLUDE, OFF-ROAD PARKING FOR THREE CARS. GAS FIRED CENTRAL HEATING WITH A RECENTLY FITTED BOILER, ENCLOSED REAR GARDEN AND NO ONWARD CHAIN.

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 part glazed wooden door into:

**ENTRANCE HALLWAY**

6'02 x 11'03 (1.88m x 3.43m)

Stairs leading up to the first floor landing, doors into lounge and kitchen.

**LOUNGE**

13'05 x 11'02 (4.09m x 3.40m)

Feature fire place, dado rail coving, radiator, front aspect double glazed UPVC windows.

**KITCHEN**

14'06 x 8'06 (4.42m x 2.59m)

Range of wall, drawer and base mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit with taps above, space and plumbing for washing machine, space for fridge/freezer, space for cooker, two ring electric induction hob, rear aspect double glazed UPVC window, door through into:

**UTILITY ROOM**

5'00 x 8'06 (1.52m x 2.59m)

Brand new wall mounted gas fired combi boiler fitted March 2024, side aspect double glazed UPVC window, rear aspect door leading out to the garden.

**LANDING**

Stairs leading up to the first floor landing. Door into:

**BEDROOM ONE**

10'09 x 11'00 (3.28m x 3.35m)

Radiator, power points, door into built in wardrobe, front aspect double glazed UPVC window.

**BEDROOM TWO**

11'09 x 8'06 (3.58m x 2.59m)

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

**BEDROOM THREE**

8'07 x 7'09 (2.62m x 2.36m)

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

**W.C**

2'06 x 5'03 (0.76m x 1.60m)

W.C, radiator, rear aspect double glazed UPVC frosted window.

**BATHROOM**

4'09 x 5'03 (1.45m x 1.60m)

Panelled bath with shower over, pedestal wash hand basin, radiator, rear aspect double glazed UPVC frosted window.

**OUTSIDE**

Off-road parking for 3 cars, front garden is mostly laid to lawn with mature shrubs, opening through via a path leading in to the rear garden which is mostly laid to lawn, mature shrubs and trees, fenced and hedge boundaries.

**SERVICES**

Mains Water, Electricity and Drainage. Gas heating.

**WATER RATES**

Seven Trent - to confirm.

**LOCAL AUTHORITY**

Council Tax Band: A

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 Coleford, turn right at the traffic lights signposted Lydney/Chepstow. Turn left onto Lords Hill and continue along until reaching the crossroads. Turn left here and proceed along passing the 'Spar' store on the left hand side. After a short distance take the next turning left into Queensway and continue until you reach Edinburgh Place. Turn left into Edinburgh Place 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)

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

