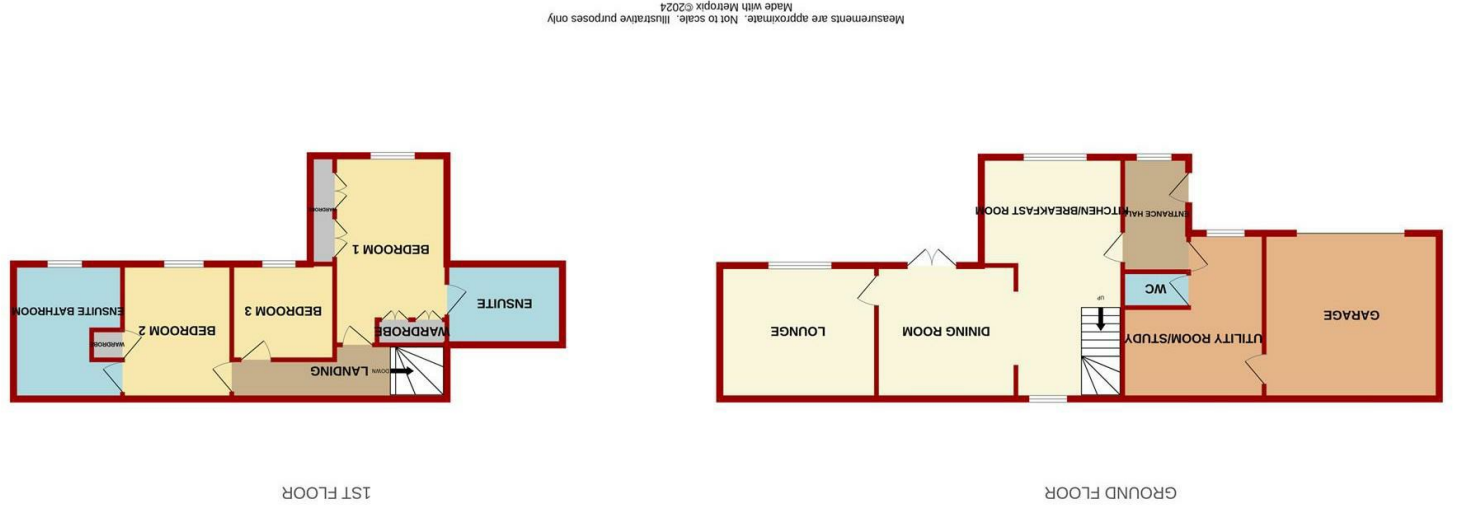
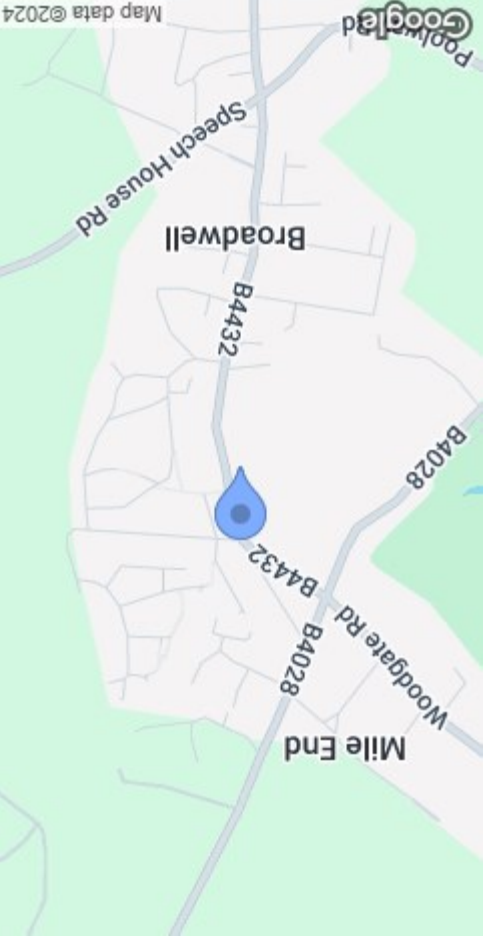




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environment Impact (CO <sub>2</sub> ) Rating
 A: 92-100 kWh/m <sup>2</sup> (low energy)   B: 81-91   C: 69-80   D: 55-68   E: 41-54   F: 21-40   G: 1-20 (high energy)	 A: 100-120 g/kWh   B: 120-140   C: 140-160   D: 160-180   E: 180-200   F: 200-220   G: 220-250



73 North Road  
 Broadwell, Coleford GL16 7BX

**£335,000**

BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM FAMILY HOME, TWO BEDROOMS HAVE EN-SUITES, VERSATILE AND SPACIOUS ACCOMMODATION, UTILITY ROOM, GENEROUS GARDENS WITH SUMMER HOUSE, OFF ROAD PARKING AND GARAGE. ALL BEING OFFERED WITH 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 composite door into:

**ENTRANCE HALLWAY**

5'05 x 9'07 (1.65m x 2.92m)

Stone tiled flooring, radiator, power points, inset ceiling spotlights, access to loft space, front aspect double glazed UPVC window. Doorway through into:

**KITCHEN/ BREAKFAST ROOM**

8'11 x 20'04 (2.72m x 6.20m)

Range of base, drawer and wall mounted units, solid composite worktops, five ring gas NEFF hob with stainless steel splashback and stainless steel cooker hood, one and a half bowl single drainer stainless steel sink unit with mixer tap above, integrated NEFF double oven, integrated dish washer, appliance points, power points, inset ceiling spotlights, front aspect double glazed UPVC window.

Space for a breakfast seating area, radiator, understairs storage cupboard, rear aspect double glazed UPVC window.

Stairs that lead up to the first floor landing.

**DINING ROOM**

12'00 x 11'02 (3.66m x 3.40m)

Radiator, power points, TV point, inset ceiling spotlights, double glazed UPVC double doors that lead out to the cupboard/ awning area which then leads out to the garden.

**LOUNGE**

13'01 x 10'09 (3.99m x 3.28m)

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

From the entrance hallway, door giving access to:

**UTILITY ROOM**

11'10 x 13'10 (3.61m x 4.22m)

L' shape room with base and wall mounted units with wooden worktops, single bowl single drainer stainless steel sink unit, space and plumbing for washing machine, space for tumble drier, radiator, wall mounted Worcester combi boiler, front aspect double glazed window, personal door leading out into the garage. There is also a separate seating/study area.

Door giving access into:

**W.C**

W.C

**GARAGE**

14'09 x 14'07 (4.50m x 4.45m)

Large single garage with power points, high ceiling with storage in the roof space above, inverter for solar panels, up and over door giving access out to the driveway.

**LANDING**

From the kitchen, stairs leading up to first floor landing. Landing comprises of power points and a doors giving access to all bedrooms.

**BEDROOM ONE**

15'10 x 9'03 (4.83m x 2.82m)

Radiator, power points, built in wardrobes, front aspect double glazed UPVC window. Door through into:

**ENSUITE**

11'04 x 8'01 (3.45m x 2.46m)

White suite comprising of W.C, vanity wash hand basin, panelled bath, shower unit with shower off the mains, tiled walls, inset ceiling spotlights, heated towel rail.

**BEDROOM TWO**

11'02 x 8'01 (3.40m x 2.46m)

Radiator, power points, built in wardrobe, front aspect double glazed UPVC window. Door through into:

**ENSUITE**

7'06 x 11'02 (2.29m x 3.40m)

Suite comprising of W.C, vanity wash hand basin, white panelled bath, corner shower unit enclosed by tiling with shower off the mains, part tiled walls, radiator, heated towel rail, inset ceiling spotlights, front aspect double glazed UPVC frosted window.

**BEDROOM THREE**

8'07 x 8'02 (2.62m x 2.49m)

Radiator, power points, front aspect double glazed UPVC window, loft access space.

**OUTSIDE**

Driveway with off road parking for four vehicles which leads up to the garage, gated access into the garden which is at the front of the property, the garden is mostly laid to lawn with fenced and hedged boundaries, mature shrubs and flower borders, summer house, cupboard awning with seating area, separate patio seating area, the garden is south facing.

**AGENTS NOTES**

Solar panels are not currently in use - please speak to the team to find out more information.

There is planning permission for development in the field to the west of the property. Forest of Dean Planning reference: P0635/19/OUT.

**SERVICES**

Mains Water, Mains Electricity, Mains Drainage, Solar Panels and Gas Heating.

**MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**WATER RATES**

Severn Trent - to be confirmed.

**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 town centre proceed to the traffic lights and continue straight over into Gloucester Road. Proceed along Gloucester Road taking the turning right onto Bakers Hill. Continue to the top of hill turning left at the crossroads into North Road and continue along this road 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)

