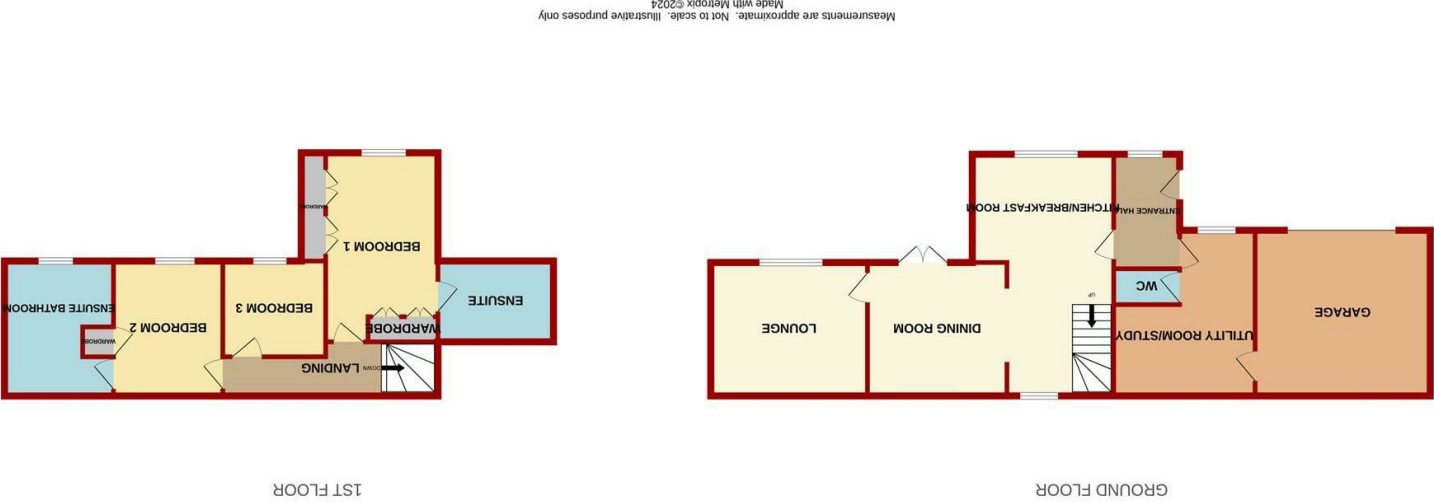
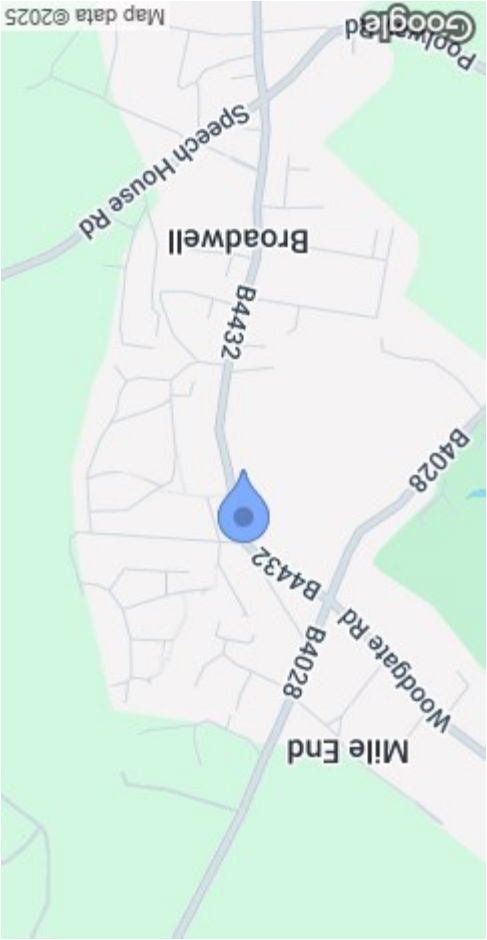


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	Future	Current	Future
86		69	
Very energy efficient - low running costs		Very energy efficient - low running costs	
A		A	
103-110kWh		103-110kWh	
B		B	
91-102kWh		91-102kWh	
C		C	
81-90kWh		81-90kWh	
D		D	
71-80kWh		71-80kWh	
E		E	
61-70kWh		61-70kWh	
F		F	
51-60kWh		51-60kWh	
G		G	
41-50kWh		41-50kWh	
Very energy inefficient - high running costs		Very energy inefficient - high running costs	
111-120kWh		111-120kWh	
121-150kWh		121-150kWh	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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)

