

**England & Wales**

EU Directive 2002/93/EC

Environmental impact: higher meaning worse

Generation Source	UK (kg CO <sub>2</sub> /kWh)	EU (kg CO <sub>2</sub> /kWh)
Coal	1170	1170
Oil	1050	1050
Gas	560	560
Nuclear	120	120
Renewables	10	10

Key: 100% Renewable

Environmental Impact (CO<sub>2</sub>) Rating

Climate Positive

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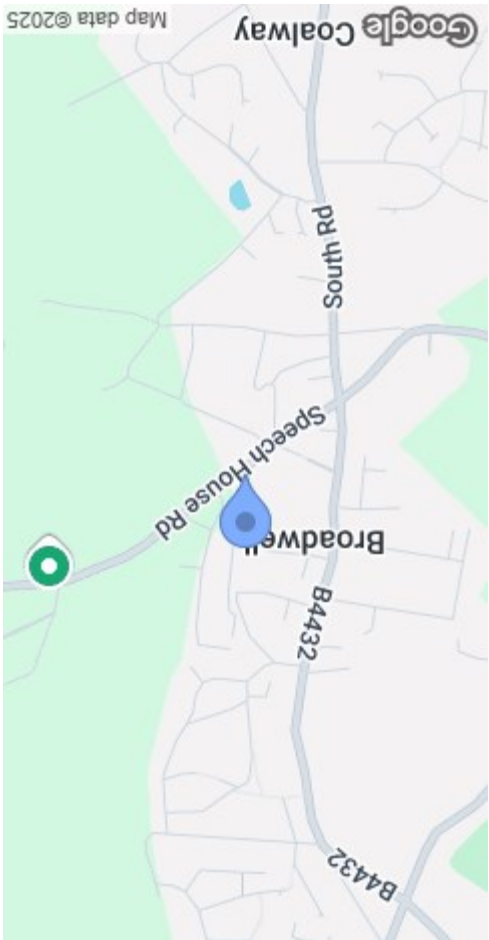
Climate Positive

This floor plan shows a 3-bedroom house with a central entrance hall. The layout includes:

- Entrance Hall:** A central brown hallway with a door to the front (bottom) and another to the back (top).
- Bedrooms:** Two bedrooms (Bedroom 1 and Bedroom 2) are located on the left side, colored yellow.
- Shower Room:** A light blue shower room is located between the bedrooms and the conservatory.
- Conservatory:** A grey conservatory is located at the back of the house, accessible from the entrance hall.
- Living Areas:** A large lounge and a dining room are located on the right side, colored yellow.
- Kitchen:** A kitchen is located at the top right, colored yellow.
- Stairs:** A staircase with a black arrow pointing down is located between the shower room and the lounge, indicating access to the ground floor.

Diagram of Bedroom 3. The room contains a bed with a dashed outline. A window on the right wall provides a view of a staircase labeled "DOWN".

1ST FLOOR





£375,000

THREE BEDROOM DETACHED BUNGALOW Situated In The POPULAR VILLAGE LOCATION Of Broadwell. Well Presented Throughout With A Generous Plot Measuring Approx. ONE FIFTH OF AN ACRE. WOODLAND VIEWS And Access To LOVELY WOODLAND WALKS. All Being Offered With NO ONWARD CHAIN.

The village of Broadwell offers a number of amenities to include a Shop, Social Club, Dance School and Karate Club, Church and Football Club.

The neighbouring town of Coleford, approximately 1 mile away offers further facilities to include 2 Golf Courses, 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:

**ENTRANCE HALLWAY**

Radiator, power points. Doorway through into:

**LOUNGE**

11'10 x 12'11 (3.61m x 3.94m)

Radiator, power points, dado rail, TV point, front aspect upvc double glazed window. Opening through into:

**DINING ROOM**

11'10 x 11'04 (3.61m x 3.45m)

Power points, radiator, side aspect upvc double glazed window, stairs leading up to the first floor. Partly glazed wooden door through into:

**KITCHEN**

11'11 x 10'00 (3.63m x 3.05m)

Tiled flooring, a range of wall, drawer and base mounted units, rolled edge worktops, double oven with four ring electric hob above, space and plumbing for a washing machine, space for fridge/freezer, one and a half bowl single drainer sink unit with mixer tap above, radiator, partly tiled walls, front and side aspect upvc double glazed windows, Door through into:

**SUN ROOM/CONSERVATORY**

14'09 x 10'02 (4.50m x 3.10m)

Tiled flooring, radiator, side and rear aspect upvc double glazed windows, sliding doors leading out to the patio area, further rear door leading out with steps down to the garden.

**BEDROOM ONE**

11'10 x 12'10 (3.61m x 3.91m)

Radiator, power points, front and side aspect upvc double glazed windows.

**BEDROOM TWO**

11'11 x 10'10 (3.63m x 3.30m)

Radiator, power points, side aspect upvc double glazed window.

**SHOWER ROOM**

5'09 x 6'08 (1.75m x 2.03m)

Corner shower with mains shower attachment and tiled surrounds, pedestal wash hand basin, W.C, radiator, tiled walls, rear aspect upvc double glazed frosted window.

From the dining room, stairs leading up to a first floor landing.

**LANDING**

Access to loft storage space. Door leading into:

**LOFT/BEDROOM THREE**

9'00 x 10'03 (2.74m x 3.12m)

Radiator, power points, Velux roof window.

**OUTSIDE**

At the front of the property, gated access opens onto a spacious driveway with off-road parking for multiple vehicles. The front garden is mostly laid to lawn, with a pathway leading to the front door and a lovely view of the surrounding woodland. A side gate provides access to the rear garden.

The rear garden is an attractive, well-maintained space, primarily laid to lawn and bordered by mature flower beds. It features a large greenhouse, a garden shed, and a patio seating area, all enclosed by fencing for privacy.

**CELLAR**

10'01 x 11'11 (3.07m x 3.63m)

Accessed via the garden. Housing the oil fired boiler and is a useful storage space.

**SERVICES**

Mains Water, Drainage and Electricity. Oil Fired Central 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 - rates to be advised.

**LOCAL AUTHORITY**

Council Tax Band: C  
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 down to the traffic light and continue straight over into Gloucester Road. Take the right hand turning on to Poolway Road and proceed straight over the crossroads on to Speech House Road, where the property can be found on the left hand side.

**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.