

Energy Efficiency Rating

Energy efficiency rating - average across EU countries

Country	Rating
UK	81
EU	69

Environmental Impact (CO₂) Rating

CO₂ emissions - average across EU countries

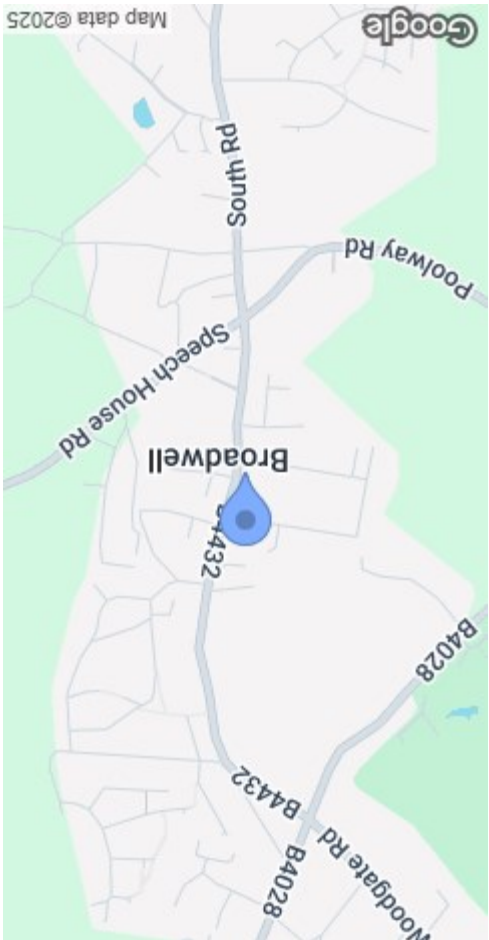
Country	Rating
UK	178
EU	181

The floor plan shows a central hallway (brown) connecting four rooms: Bedroom 1 (top right, yellow), Bedroom 2 (top left, yellow), Bedroom 3 (bottom right, yellow), and a Bathroom (bottom left, light blue). A living area (white) is located to the right of the hallway, featuring a fireplace and a window with vertical blinds. A black arrow labeled 'MOVING' points from the hallway into the living area. The entire house is enclosed by a thick red border. The text 'BEDROOM 1', 'BEDROOM 2', 'BEDROOM 3', and 'BATHROOM' is written vertically within their respective rooms. The text 'MOVING' is written horizontally in the hallway.

1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



£299,950

THREE BEDROOM SEMI-DETACHED COTTAGE WITH GENEROUS LIVING ACCOMMODATION, LARGE REAR GARDEN, OFF ROAD PARKING AND 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.



The property is accessed via a partly glazed upvc door into:

ENTRANCE PORCH

5'05 x 3'03 (1.65m x 0.99m)

Power points, electric radiator, Velux roof light. Door into:

W.C

5'06 x 3'00 (1.68m x 0.91m)

Low level W.C, corner wash hand basin with storage below, mixer tap over and tiled splashback, heated towel rail, side aspect upvc double glazed frosted window.

ENTRANCE HALLWAY

11'11 x 10'04 (3.63m x 3.15m)

Tiled flooring, radiator, power points, storage cupboard. Door into:

LOUNGE

20'01 x 11'03 (6.12m x 3.43m)

Radiator, power points, TV point, feature fireplace with inset log burning stove, coving, exposed stone work and beam, two front aspect upvc double glazed windows.

KITCHEN

8'10 x 8'06 (2.69m x 2.59m)

Tiled flooring, range of base, wall and drawer mounted units, composite worktops, single bowl single drainer sink unit with a mixer tap over, space for cooker, radiator, power points, tiled flooring, appliance points, rear aspect upvc double glazed window. Door into:

UTILITY ROOM

6'07 x 5'02 (2.01m x 1.57m)

Tiled flooring, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, radiator, power points, rear and side aspect upvc double glazed windows.

DINING ROOM

9'11 x 9'07 (3.02m x 2.92m)

Tiled flooring, radiator, power points, access to loft space, side aspect upvc double glazed windows. Rear aspect double glazed upvc double doors leading out to the garden.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to loft space. Door into:

BEDROOM 1

12'00 x 11'03 (3.66m x 3.43m)

Radiator, power points, coving, front aspect upvc double glazed window.

BEDROOM 2

1'03 x 7'09 (0.38m x 2.36m)

Radiator, power points, coving, front aspect upvc double glazed window.

BEDROOM 3

11'10 x 6'00 (3.61m x 1.83m)

Radiator, power points, built in wardrobe, rear aspect upvc double glazed window.

BATHROOM

9'03 x 8'05 (2.82m x 2.57m)

Panelled bath with shower attachment over, low level W.C, pedestal wash hand basin, radiator, airing cupboard housing the wall mounted Worcester combi boiler, rear aspect upvc double glazed frosted window.

OUTSIDE

To the front of the property you have a driveway with off road parking for two cars and a pathway leading to the front door with gated access to the rear garden.

REAR GARDEN

Mostly laid to lawn with a large patio/seating area, wooden garden shed and separate potting shed, all enclosed by fencing and hedging.

SERVICES

Mains water, mains drainage, mains gas, mains electricity.

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

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 to traffic lights and continue straight over onto Gloucester Road, proceed along for a short distance. Turn right on Bakers Hill and continue into Poolway Road, upon reaching the crossroads turn left into North Road, proceed along for a short distance where the property can be found on the left hand side between the turnings for Campbell Road and Machen Road.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)