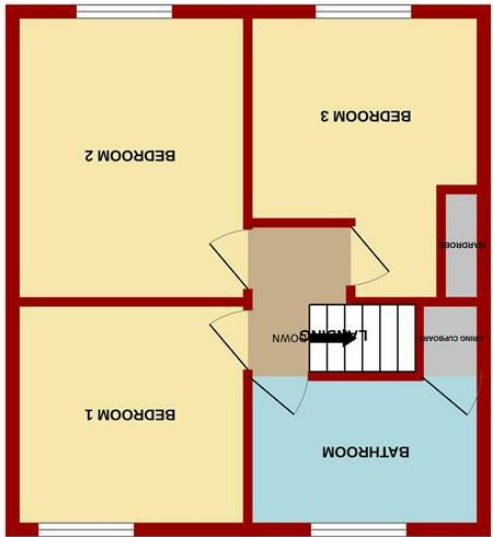
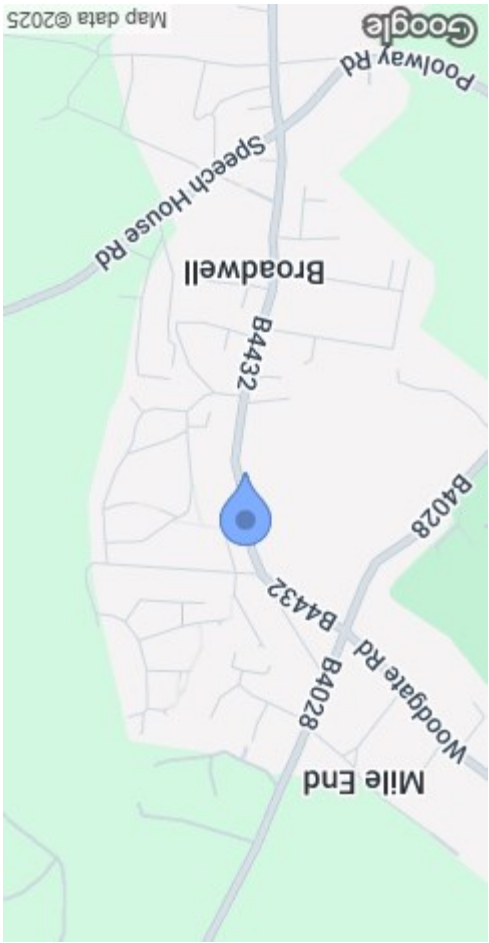


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	Future	Current	Future
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
New energy efficient - high energy code		New energy efficient - high energy code	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	
New energy efficient - low energy code		New energy efficient - low energy code	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	



1ST FLOOR



GROUND FLOOR



69 North Road  
Broadwell, Coleford GL16 7BX



£325,000

This STUNNING THREE-BEDROOM SEMI-DETACHED COTTAGE, BEAUTIFULLY EXTENDED to the HIGHEST STANDARDS while preserving its CHARMING COTTAGE CHARACTER. Upon entering, you'll be greeted by an ABUNDANCE of NATURAL LIGHT that FLOWS SEAMLESSLY throughout the entire home, creating a WARM and INVITING ATMOSPHERE. The heart of the property is an EXQUISITE 'COUNTRY STYLE' KITCHEN, a true centrepiece PERFECT for both EVERYDAY LIVING and ENTERTAINING GUESTS. The SPACIOUS, LIGHT-FILLED LOUNGE features an EXPOSED STONE FIREPLACE, adding to the COTTAGE'S AUTHENTIC and COSY APPEAL. Upstairs, you'll find THREE GENEROUS DOUBLE BEDROOMS, each boasting approximately 9-FOOT-HIGH CEILINGS that enhance the sense of space. The BEAUTIFULLY DESIGNED BLACK and WHITE VICTORIAN-STYLE BATHROOM provides a STYLISH and LUXURIOUS touch to the upper level. Outside, the property offers parking for several cars at the front. The lovely rear garden features a WELL-MAINTAINED laid-to-lawn area, a shed, a greenhouse, and a raised patio PERFECT for OUTDOOR DINING and RELAXATION.

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 frosted composite door into:

**PORCH/ENTRANCE HALLWAY**  
Radiator, tiled flooring, Velux double glazed window, rear aspect upvc double glazed window.

**W.C**  
2'09" x 5'03" (0.84m x 1.60m)  
Close coupled W.C, wash hand basin, heated towel rail, extractor fan, feature front aspect single glazed window,

**DINING ROOM**  
10'11" x 9'10" (3.33m x 2.77m)  
Stairs lead to the first floor, radiator, power points, understairs cupboard, tiled flooring, inset ceiling spotlights, feature ceiling beams, rear aspect upvc double glazed window.

**LOUNGE**  
21'01" x 12'01" (6.43m x 3.68m)  
Three radiators, feature wood burner with stone fireplace surround, feature ceiling beams, power points, three front aspect upvc double glazed windows.

**KITCHEN/BREAKFAST ROOM**  
8'5" x 19'1" (2.59m x 5.84m)  
Range of wall, base and drawer mounted units, oven with five ring gas hob, plumbing and space for washing machine and tumble dryer, two plinth heaters, Belfast sink with mixer tap over, upright radiator, inset ceiling spotlights, space for large American fridge freezer, built in dishwasher, pull out table, rear and side aspect upvc double glazed windows, two rear aspect Velux rooflights. Side aspect upvc double glazed barn style door leading out to the garden.

**LANDING**  
Access to loft space. Door into:

**BATHROOM**  
11'03" x 6'04" (3.43m x 1.93m)  
Walk in shower unit with mains rainfall shower, rolled top bath, large over stairs airing cupboard housing the Worcester combi boiler, feature radiator, W.C, inset ceiling spotlights, extractor fan, rear aspect upvc double glazed frosted window.

FROM THE DINING ROOM, STAIRS LEAD TO THE FIRST FLOOR:

**BEDROOM 1**  
10'04" x 10'05" (3.15m x 3.18m)  
Radiator, power points, rear aspect upvc double glazed window.

**BEDROOM 2**  
11'07" x 8'10" (3.53m x 2.69m)  
Radiator, power points, front aspect upvc double glazed window.

**BEDROOM 3**  
12'00" x 12'05" (3.66m x 3.66m)  
Radiator, power points, built in wardrobe, front aspect upvc double glazed window.

**OUTSIDE**  
To the front of the property you have off road parking for several cars with a pathway leading to the front door.

**REAR GARDEN**  
To the rear you have a tarmac pathway which leads up to slate steps which give access into the laid to lawn area, shed, greenhouse & raised patio area. The garden faces west.

**SERVICES**  
Mains water, mains electric, mains drainage, mains gas.

**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 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)

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

