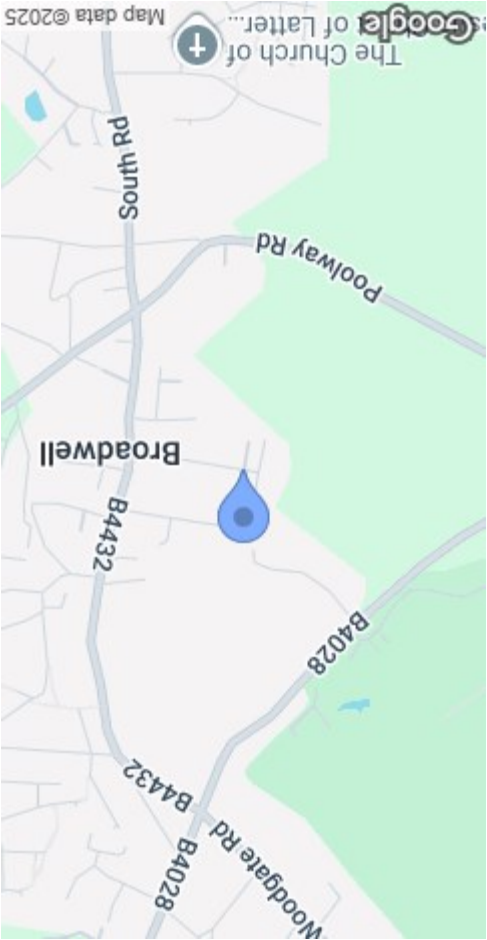


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	Target
Very energy efficient - low running costs (92 plus) A	
Energy efficient - low running costs (81-91) B	
Decent energy efficiency - low running costs (69-80) C	
Average energy efficiency - average running costs (55-68) D	
Below average energy efficiency - above average running costs (45-54) E	
Poor energy efficiency - high running costs (35-44) F	
Very poor energy efficiency - very high running costs (2-34) G	
England & Wales 2008/9 EPC	

Environmental Impact (CO ₂) Rating	
Current	Target
Very low CO ₂ emissions (102 plus) A	
Low CO ₂ emissions (81-101) B	
Average CO ₂ emissions (69-80) C	
Above average CO ₂ emissions (55-68) D	
High CO ₂ emissions (45-54) E	
Very high CO ₂ emissions (35-44) F	
Extremely high CO ₂ emissions (2-34) G	
England & Wales 2008/9 EPC	



12 Campbell Road
Broadwell, Coleford GL16 7BS

£299,950

A BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED HOME offering GENEROUS LIVING SPACE, MODERN FEATURES, and a VERSATILE LAYOUT. PERFECTLY SITUATED in the SOUGHT-AFTER VILLAGE of BROADWELL, this property is IDEAL for FAMILIES, COUPLES, or anyone seeking a SPACIOUS and WELL-MAINTAINED HOME in the stunning FOREST OF DEAN - ALL BEING SOLD 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 part double-glazed UPVC frosted door into:

PORCH
6'01" x 3'03" (1.85m x 0.99m)

Bright and airy with front and side aspect double-glazed windows. Leads into:

LOUNGE
21'01" x 12'00" (6.43m x 3.66m)
A generous reception room, complete with a feature fireplace and gas fire. Two front aspect UPVC double-glazed windows. Fitted with power points, appliance points, radiators, and dado rails. Door leading into:

KITCHEN/ DINER
20'10" x 9'10" (6.35m x 3.00m)
Fitted with a range of base and wall units with rolled edge worktops, One and a half bowl sink with mixer tap, integrated oven, four-ring electric hob with extractor over, built-in fridge. Offers ample space for a dining table. Two radiators, power points, stairs to first floor landing and under-stair storage. Door leading into:

UTILITY ROOM
6'07 x 6'06 (2.01m x 1.98m)
Worktop space, space and plumbing for a washing machine, space for a freezer. Rear and side aspect double-glazed UPVC windows, side access door to a covered outdoor area.

SHOWER ROOM
8'09 x 6'06 (2.67m x 1.98m)
Recently refitted, featuring a large double shower cubicle with electric shower unit, pedestal wash basin, WC, heated towel rail, tiled flooring, and part-tiled walls. Two rear aspect frosted double-glazed windows.

From the kitchen/diner, stairs leading to first floor landing.

FIRST FLOOR LANDING & STUDY AREA
9'03 x 6'10 (2.82m x 2.08m)
A versatile space ideal for a home office or reading nook, with a rear aspect double-glazed window, doors leading into:

BEDROOM ONE
11'11 x 10'08 (3.63m x 3.25m)
Built-in wardrobes, radiator, power points, and a front aspect double-glazed window.

BEDROOM TWO
11'11" x 10'00" (3.63m x 3.05m)
Radiator, power points, access to loft space, and a front aspect double-glazed window.

BEDROOM THREE
11'05" x 10'00" (3.48m x 3.05m)
Rear aspect double-glazed window, power points, and an airing cupboard housing the combination boiler.

OUTSIDE
At the front of the property, a path leads to the entrance door, with a further pathway along the side of the house providing gated access to the rear garden. The property benefits from a shared driveway leading to off-road parking for two cars.

The south-facing rear garden is mainly laid to lawn and enclosed by fencing and hedging, creating a private and sunny outdoor space. A large wooden shed with power offers excellent storage or workshop potential. There is also an outside tap for convenience.

SERVICES
Mains Gas, Electricity, Water and Drainage.

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, turn and left into Campbell Road where the property can be found 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.