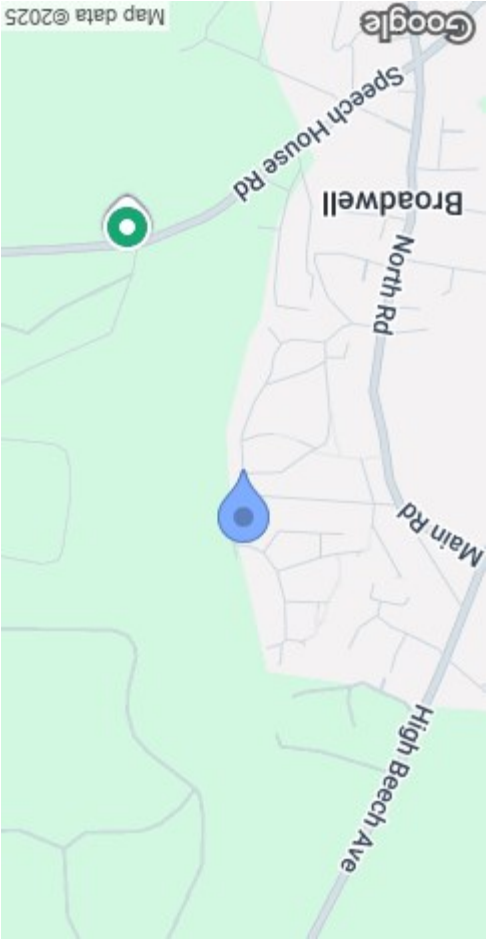


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
Energy Efficiency Rating Legend	
Very energy efficient - low running costs	
A (93-100)	Very energy efficient - low running costs
B (81-92)	Very energy efficient - low running costs
C (69-80)	Very energy efficient - low running costs
D (55-68)	Very energy efficient - low running costs
E (39-54)	Very energy efficient - low running costs
F (29-38)	Very energy efficient - low running costs
G (1-28)	Very energy efficient - low running costs
Very energy inefficient - high running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Target
Environmental Impact (CO ₂) Rating Legend	
Very energy efficient - low CO ₂ emissions	
A (1-10)	Very energy efficient - low CO ₂ emissions
B (11-20)	Very energy efficient - low CO ₂ emissions
C (21-30)	Very energy efficient - low CO ₂ emissions
D (31-40)	Very energy efficient - low CO ₂ emissions
E (41-50)	Very energy efficient - low CO ₂ emissions
F (51-60)	Very energy efficient - low CO ₂ emissions
G (61-70)	Very energy efficient - low CO ₂ emissions
Very energy inefficient - high CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



29 Worcester Walk
Broadwell, Coleford GL16 7DL

Guide Price £285,000

A CHARMING ATTACHED COTTAGE located in a SOUGHT-AFTER VILLAGE setting, Holly Cottage offers a wonderful balance of CHARACTER FEATURES and MODERN TOUCHES. DECEPTIVELY SPACIOUS throughout, the home provides FLEXIBLE LIVING AREAS, RECENTLY FITTED UPVC WINDOWS, and a PRIVATE WEST-FACING GARDEN. With OFF-ROAD PARKING, a CARPORT, and USEFUL OUTSIDE STORAGE, this property makes an ideal home for those seeking a PEACEFUL yet WELL-CONNECTED LOCATION.

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.



ENTRANCE PORCH

Accessed via a part-glazed wooden door, the entrance porch features quarry tiled flooring, base-mounted storage units with a rolled-edge worktop, front aspect single-glazed wooden windows, and a cupboard housing the oil-fired boiler (currently not in working order and may require replacement). There is additional shelving, power points, and access to the loft space.

LOUNGE

19'06 x 13'08 (5.94m x 4.17m)

The spacious lounge benefits from wood-effect flooring, radiators, power points, and t.v point. There are two useful storage cupboards (one beneath the stairs), and double-glazed French doors opening onto the rear garden, alongside a side aspect double-glazed window.

KITCHEN

10'0 x 8'09 (3.05m x 2.67m)

Fitted with a range of base, wall and drawer units, the kitchen includes a double-bowl ceramic sink with mixer tap, integrated oven with four-ring electric hob and extractor above, and space/plumbing for a washing machine and fridge. Part-tiled walls, a radiator, and a rear aspect double-glazed window.

DINING AREA

6'08 x 5'07 (2.03m x 1.70m)

Adjoining the kitchen, this flexible space offers room for a small dining table and chairs, or can be utilised for additional appliances (e.g. a larger fridge freezer). Finished with wood-effect flooring, power points, a side aspect double-glazed window, and a side aspect glazed wooden door to outside.

FIRST FLOOR LANDING

With power point, shelving for storage, and a side aspect double-glazed window.

BEDROOM 1

10'07 x 9'08 (3.23m x 2.95m)

A well-proportioned double bedroom with built-in wardrobes, radiator, power points, and a side aspect double-glazed window.

BEDROOM 2

10'0 x 8'0 (3.05m x 2.44m)

Another double bedroom with built-in wardrobe, radiator, power points, loft access, and a front aspect double-glazed window.

BEDROOM 3

6'09 x 5'02 (2.06m x 1.57m)

A single bedroom with radiator, power points, built-in shelving, and a side aspect double-glazed window.

BATHROOM

Fitted with a white suite comprising panelled bath with electric shower over, low-level WC, and vanity wash hand basin with tiled splashback. Radiator and rear aspect frosted double-glazed window.

OUTSIDE

The property is approached via gated access to a block paved parking area providing off-road parking for one vehicle, leading to a timber carport with space for a further car.

A pathway continues to an outbuilding which provides useful storage and the oil tank.

The west-facing rear garden is enclosed with fencing and hedging, offering a good degree of privacy, and is mainly laid to lawn with a patio seating area.

SERVICES

Mains Water, Electric and Drainage. Oil-fired Central Heating.

AGENTS NOTE

The boiler stopped working in March 2024 and has not been repaired. It is around 25 years old and may need replacement.

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: 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 office, go straight over at the traffic lights into Gloucester Road, proceed along this road for approximately 1 mile passing Forest Hills Golf Course and turn right at the crossroads. Take the next turning left into Woodville Avenue and continue along turning right into Worcester Walk where the property can be found along on the right 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)