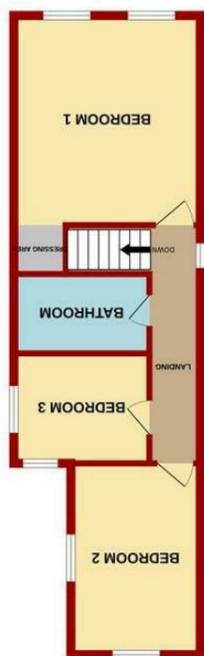
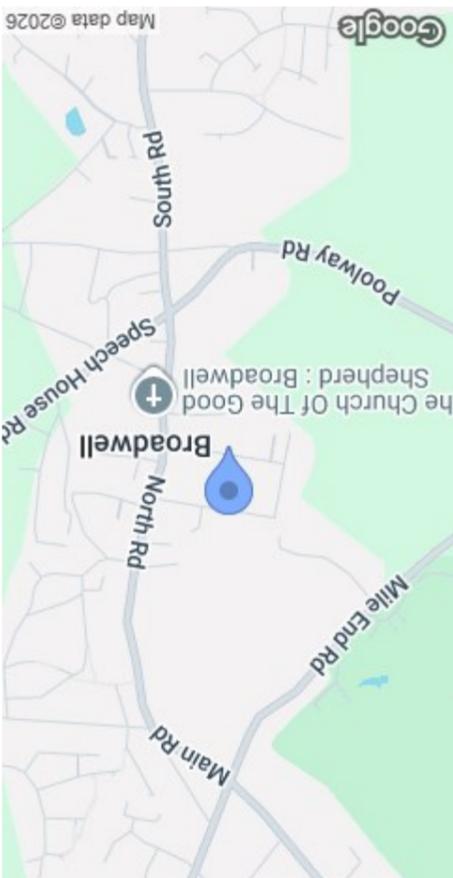


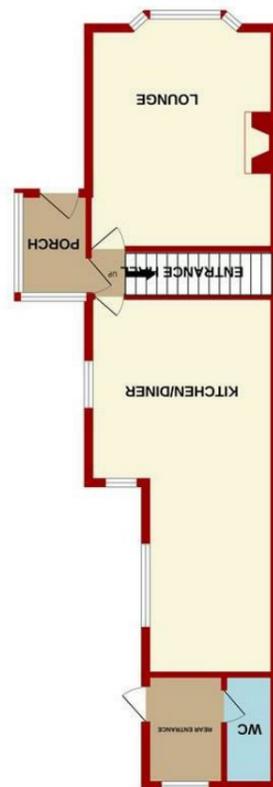


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-44</td></tr> <tr><td>B</td><td>45-49</td></tr> <tr><td>C</td><td>50-54</td></tr> <tr><td>D</td><td>55-59</td></tr> <tr><td>E</td><td>60-64</td></tr> <tr><td>F</td><td>65-69</td></tr> <tr><td>G</td><td>70-74</td></tr> </table>	A	39-44	B	45-49	C	50-54	D	55-59	E	60-64	F	65-69	G	70-74	<table border="1"> <tr><td>A</td><td>10-14</td></tr> <tr><td>B</td><td>15-19</td></tr> <tr><td>C</td><td>20-24</td></tr> <tr><td>D</td><td>25-29</td></tr> <tr><td>E</td><td>30-34</td></tr> <tr><td>F</td><td>35-39</td></tr> <tr><td>G</td><td>40-44</td></tr> </table>	A	10-14	B	15-19	C	20-24	D	25-29	E	30-34	F	35-39	G	40-44
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1ST FLOOR



GROUND FLOOR



23 Campbell Road
 Broadwell, Coleford GL16 7BS



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£315,000

This exquisite three bedroom detached property from the 1900s has been maintained to the highest standard. The heart of the home is undoubtedly the contemporary kitchen and dining area, designed for both casual family meals and elegant entertaining. The spacious lounge features a charming bay window that floods the room with natural light, creating a warm and inviting atmosphere and stunning wood burner for those cosy nights.

Convenience is key with a dedicated utility room, and the upper level offers two generous double bedrooms. Additional features include off-road parking, a garage, and an electric vehicle charging point.

The expansive rear garden is a true relaxing haven, featuring a pristine lawn and a lovely patio area perfect for outdoor gatherings or summer barbeque. It is beautifully complimented with a variety of mature trees, shrubs, and vibrant flowers.

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 partly glazed upvc door into:

PORCH
6'08 x 4'07 (2.03m x 1.40m)

Side and rear aspect wooden double glazed upvc windows, wooden door which gives access into:

ENTRANCE HALLWAY
Wooden door giving access into:

LOUNGE
11'11 x 12'02 (3.63m x 3.71m)
Stunning front aspect double glazed upvc bay fronted window, feature wood burner with feature brick surround, power points, tv point, radiator.

From the entrance hallway, door giving access into:

KITCHEN/ DINER
24'05 x 12'01 (7.44m x 3.68m)

'L' shaped room - maximum measurements.

DINING AREA
Side and rear aspect double glazed upvc windows, under stairs storage area with a single glazed sash window, radiator, feature brick fireplace, inset ceiling spotlights.

KITCHEN AREA
Range of wall, drawer and base mounted units, built in fridge/ freezer, built in dish washer, range master cooker, one and half bowl porcelain drainer unit with mixer tap over, inset ceiling spotlights, large upright modern radiator, fuse box, door giving access into:

UTILITY ROOM/REAR ENTRANCE
7'00 x 5'00 (2.13m x 1.52m)
Accessed via side aspect double glazed upvc door, side and rear aspect double glazed upvc window, Belfast sink with taps over, radiator, door giving access into:

CLOAKROOM
3'02 x 7'00 (0.97m x 2.13m)
Close coupled w.c, sink with tap over, Glowworm boiler, extractor fan.
From the entrance hallway, stairs to first floor landing.

FIRST FLOOR LANDING

Side aspect wooden frosted sash window, long corridor with doors giving access to all rooms.

BEDROOM ONE
11'11 x 12'02 (3.63m x 3.71m)

Two front aspect double glazed upvc windows, radiator, power points, alcove area which is a lovely dressing room area or potential to be a wardrobe area, inset ceiling spotlights.

BEDROOM TWO
11'10 x 8'04 (3.61m x 2.54m)

Side and rear aspect double glazed upvc windows, radiator, power points.

BEDROOM THREE
6'05 x 8'08 (1.96m x 2.64m)

Side and rear aspect double glazed upvc windows, radiator, power points.

BATHROOM
5'03 x 8'07 (1.60m x 2.62m)

Panelled bath with taps over and shower attachments above including a rainfall and hand held shower head, close coupled w.c, sink with tap over, heated towel rail, inset ceiling spotlights, extractor fan.

OUTSIDE

To the front of the property there are double gates which give access onto the off-road parking area which gives parking for two large vehicles, outside power, electric charging point, access into:

GARAGE
9'03 x 15'07 (2.82m x 4.75m)

Accessed via a manual up and over door, rear aspect double glazed upvc window, work benches, racking, power and lighting.

REAR GARDEN

There is a lean to which is being used as a mini utility which has plumbing for a washing machine and tumble drier.

The garden is a mainly laid to lawn area with floral borders, a pathway leading to a lovely patio area which is a great entertaining space, large sleepers, variety of mature trees, shrubs, and vibrant flowers.

SERVICES

Mains Gas, Water, Electricity & Septic Tank.

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 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 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)

AWAITING VENDOR APPROVAL

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

