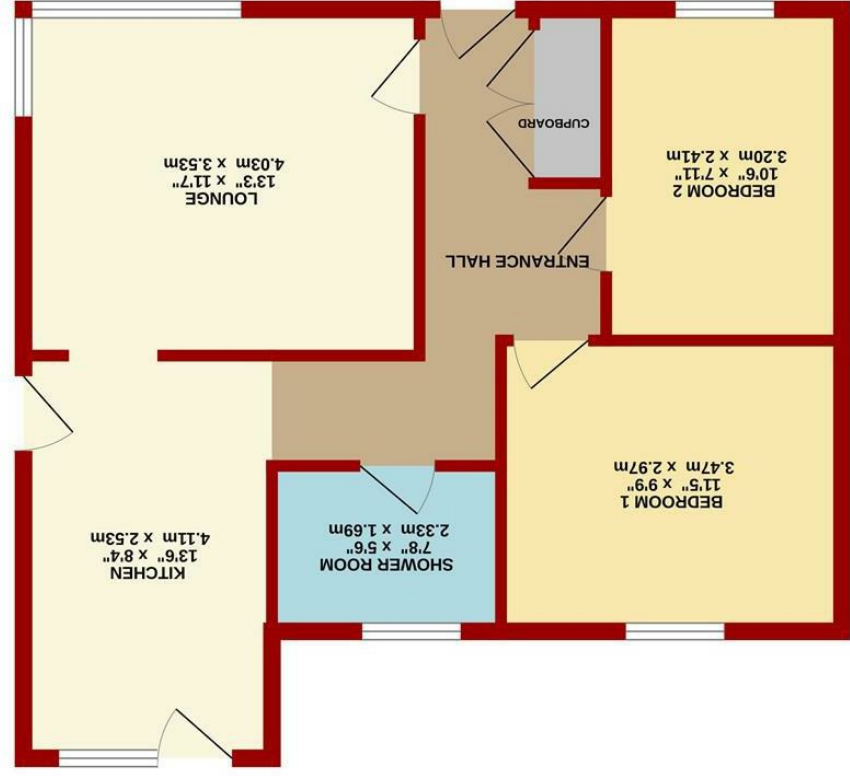
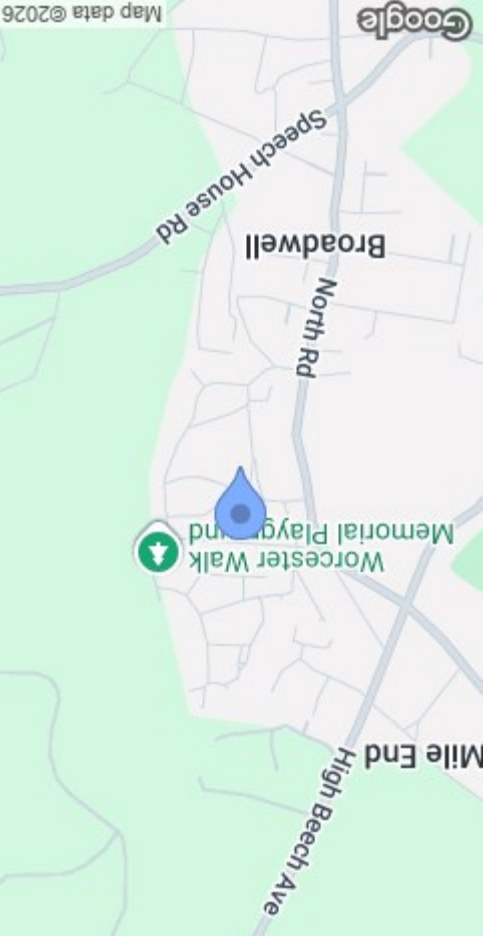




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

England & Wales	
Energy Rating	C
Environmental Impact (CO <sub>2</sub> ) Rating	F



GROUND FLOOR (56.1 sq.m.) approx.



19 Baynham's Walk  
 Coleford GL16 7DH



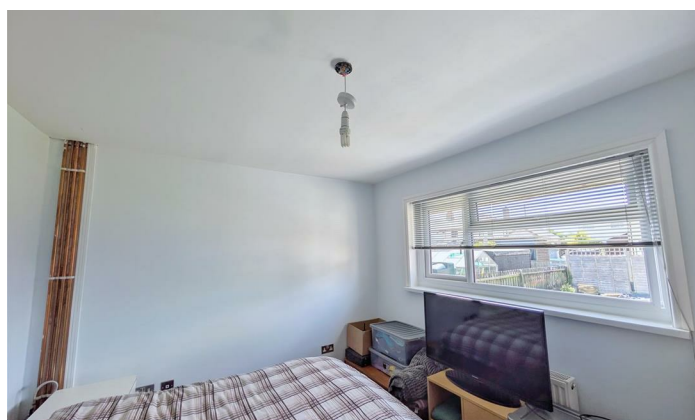
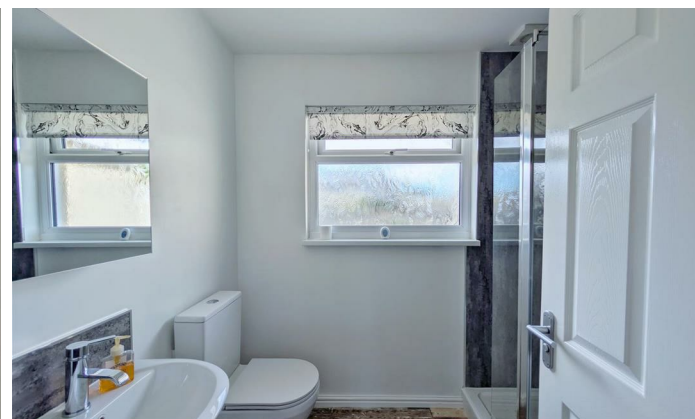
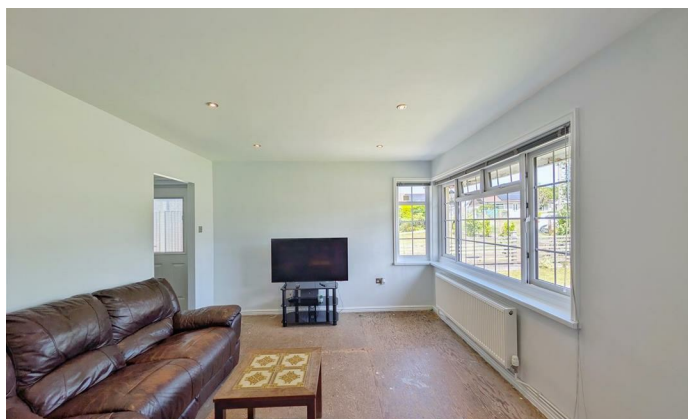
STEVE GOOCH  
 ESTATE AGENTS | EST 1985

**£245,000**

RECENTLY RENOVATED, TWO-BEDROOM DETACHED BUNGALOW set in a POPULAR VILLAGE LOCATION close to WOODLAND WALKS, benefitting from TRIPLE GLAZING, FULL REWIRE, NEW HEATING SYSTEM, KITCHEN AND SHOWER ROOM.

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 HALL

Accessed via a part double glazed uPVC entrance door, with radiator, power points, built-in storage cupboard with hanging space and shelving, and opening into the kitchen.

#### KITCHEN

13'6" x 8'4" (4.11m x 2.54m)

Fitted with a range of base, wall and drawer mounted units with stone-effect worktops incorporating a one and a half bowl stainless steel sink unit with mixer tap. Integrated fridge/freezer, washing machine, electric oven with four-ring induction hob and stainless steel cooker hood above. Inset ceiling spotlights, radiator, rear aspect triple glazed window and side aspect triple glazed door providing access to the garden.

#### LOUNGE

13'3" x 11'7" (4.04m x 3.53m)

Front and side aspect triple glazed windows, radiator, television point, power points and inset ceiling spotlights.

#### BEDROOM ONE

11'5" x 9'9" (3.48m x 2.97m)

Rear aspect triple glazed window, radiator, television point and power points.

#### BEDROOM TWO

10'6" x 7'11" (3.20m x 2.41m)

Front aspect triple glazed window, radiator, power points and access to the loft space.

#### SHOWER ROOM

7'8" x 5'6" (2.34m x 1.68m)

Modern suite comprising a walk-in double shower with mains shower, low level WC and wall-mounted wash hand basin with splashback. Radiator, extractor fan and rear aspect triple glazed frosted window.

#### OUTSIDE

To the front, the garden is predominantly laid to lawn with a pathway leading to the front and side entrances.

The enclosed rear garden is mainly laid to lawn with a patio seating area, brick-built shed, oil tank and external oil-fired boiler, providing an attractive and low-maintenance outdoor space.

#### SERVICES

Mains electricity, drainage and water.  
Oil heating.

#### 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 Water - Rates to be confirmed

#### LOCAL AUTHORITY

Council Tax Band: A  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

#### TENURE

Freehold.

#### AGENTS NOTE

Please be aware that this property is of non-standard construction and as a result mortgage lending may be affected. Please speak to a member of the team if you have any further questions.

#### 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 go straight over into Gloucester. Follow this road turning right onto Bakers Hill and proceed up the hill turning left onto North Road. Continue along passing the salvation army building on the left hand side and turn right into Worcester Walk and then left into Baynhams Walk where the bungalow 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.

