



7 North Road
Broadwell, Coleford GL16 7BW



STEVE GOOCH
ESTATE AGENTS | EST 1985

7 North Road

£325,000

Broadwell, Coleford GL16 7BW

A DECEPTIVELY SPACIOUS AND HIGHLY VERSATILE THREE-BEDROOM HOME, offering flexible accommodation arranged over two floors and including a **GROUND FLOOR BEDROOM AND SHOWER ROOM**. The property also benefits from a **GENEROUS DINING/FAMILY SPACE** opening directly onto the garden, a **characterful lounge with MULTI-FUEL STOVE**, ample **OFF-ROAD PARKING** and an **EXCELLENT GARAGE/WORKSHOP** with useful first-floor storage.

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 / UTILITY ROOM

11'8" x 10'9" (3.56m x 3.28m)

Accessed via a part double-glazed composite entrance door. A particularly useful entrance and utility space fitted with a range of base, wall and drawer-mounted storage units with marble-effect worktops. Integrated washing machine and power points. Doors provide access to the kitchen, dining room, shower room and bedroom one.

KITCHEN

10'7" x 6'4" (3.23m x 1.93m)

Fitted with a range of base, wall and drawer-mounted units complemented by marble-effect worktops. One-and-a-half bowl single drainer stainless steel sink unit with mixer tap, five-ring gas hob with glass splashback and stainless steel extractor hood above, integrated oven and built-in dishwasher. Space for fridge/freezer, power and appliance points, wall-mounted Worcester combination boiler, inset ceiling spotlights and two Velux roof lights.

DINING / FAMILY ROOM

18'1" x 11'8" (5.51m x 3.56m)

A fantastic entertaining and family space with wood-effect flooring, radiator, power points and attractive wooden panelling. Two sets of double-glazed UPVC French doors open directly onto the decking and garden beyond, creating an excellent connection between the indoor and outdoor spaces. Doorway through to the lounge.

LOUNGE

11'10" x 11'3" (3.61m x 3.43m)

A cosy reception room centred around an attractive brick fireplace housing an inset multi-fuel stove. Radiator, power points, television point and internal window opening through to the dining/family room.

BEDROOM ONE

11'10" x 10'7" (3.61m x 3.23m)

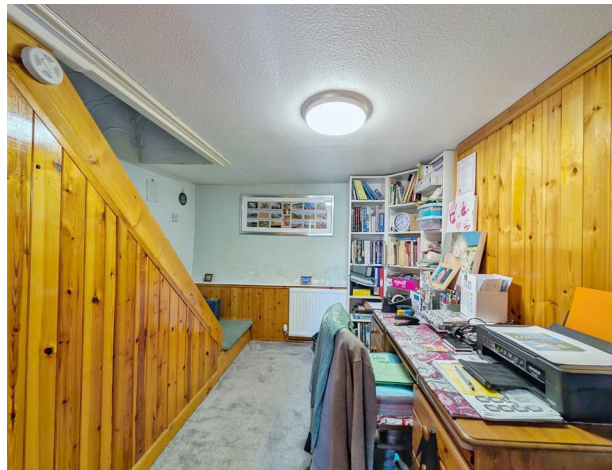
A useful ground-floor double bedroom with radiator, heated towel rail, power points, television point, Velux roof light and inset ceiling spotlights.

SHOWER ROOM

7'2" x 6'4" (2.18m x 1.93m)

Fitted in a wet-room style with a walk-in shower area, pedestal wash hand basin and low-level WC. Heated towel rail and inset ceiling spotlights.





STUDY

9'1" x 11'1" (2.77m x 3.38m)

A versatile additional reception space with radiator, power points and useful understairs storage cupboard. Staircase leading to the first-floor accommodation.

FIRST FLOOR LANDING

Providing access to the first-floor rooms and loft space.

BEDROOM TWO

11'10" x 11'2" (3.61m x 3.40m)

A well-proportioned bedroom with radiator and power points. Opening through to the dressing room/washroom.

DRESSING ROOM / WASHROOM

7'6" x 5'11" (2.29m x 1.80m)

Providing space for wardrobes together with a vanity wash hand basin and front-aspect double-glazed UPVC window. Door to WC.

WC

5'10" x 3'0" (1.78m x 0.91m)

Fitted with a low-level WC and electric heated towel rail.

STUDY / OCCASIONAL BEDROOM

7'2" x 5'10" (2.18m x 1.78m)

Currently arranged as a study with power points and a front-aspect double-glazed UPVC window. The room could potentially be enclosed to create an occasional bedroom or separate study, subject to a purchaser's requirements.

BEDROOM THREE

11'1" x 7'1" (3.38m x 2.16m)

Currently accessed via an open doorway, with scope for a door to be fitted to provide greater separation. Radiator, power points and useful storage cupboard.

GARAGE

18'10" x 12'1" (5.74m x 3.68m)

Accessed via double doors and benefiting from power and lighting. An internal staircase leads to a particularly useful first-floor loft/storage room.

GARAGE LOFT / STORAGE ROOM

13'8" x 12'8" (4.17m x 3.86m)

Providing excellent additional storage space above the garage.

WORKSHOP

11'11" x 10'9" (3.63m x 3.28m)

Positioned to the rear of the garage and providing a valuable workshop, hobby or additional storage space.

OUTSIDE

The property is approached via double gates opening onto a generous driveway providing OFF-ROAD PARKING FOR APPROXIMATELY FOUR VEHICLES and access to the garage and carport. The carport benefits from power points, while an outside water supply is also provided by the property.

The garden is predominantly laid to lawn with mature planted borders and a variety of established shrubs and trees providing an attractive backdrop. A pathway runs the length of the garden towards the garage and workshop, while immediately adjoining the house is a GENEROUS DECKED SEATING AND ENTERTAINING AREA, accessed directly from the dining/family room and providing an ideal space for outdoor dining.

SERVICES

Main 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

Severn Trent - Rates to be confirmed

LOCAL AUTHORITY

Council Tax Band: D

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

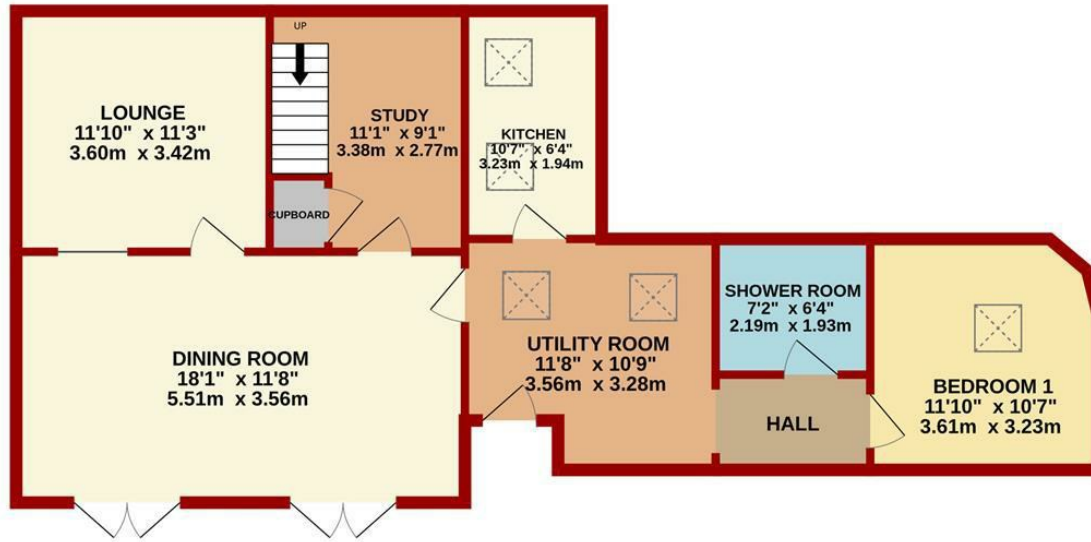
From Coleford town centre proceed to traffic lights and continue straight over onto Gloucester Road, proceed along for a short distance. Turn right on Bakers Hill and continue into Poolway Road, upon reaching the crossroads turn left into North Road, proceed along for a short distance where the property can be found on the left hand side.

PROPERTY SURVEYS

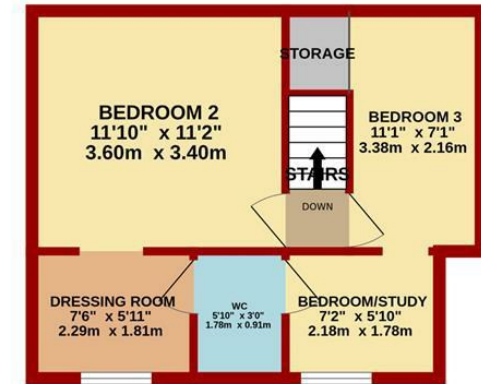
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

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