



FREEHOLD

£240,000



2 POPPY FIELD, BROADWELL , GL16 7FF

- RECEPTION HALL
- DINING ROOM
- THREE BEDROOMS
- GARDEN

- LIVING ROOM
- CLOAKROOM
- TWO BATHROOMS
- OFF ROAD PARKING

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2 POPPY FIELD, BROADWELL, GL16 7FF

A THREE BEDROOM MODERN SEMI DETACHED HOUSE SITUATED IN THE POPULAR POPPY FIELD DEVELOPMENT. ACCESS TO LOCAL SHOPPING FACILITIES, SCHOOLS AND WOODLAND WALKS. A WIDER RANGE OF FACILITIES IN COLEFORD AND MONMOUTH

RECEPTION HALL:

Door to front.

CLOAKROOM:

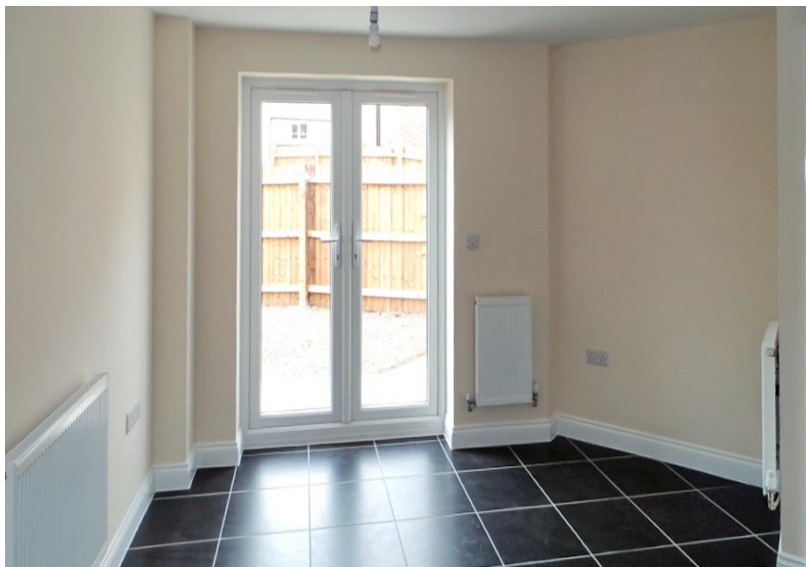
Close coupled WC, pedestal wash hand basin.

KITCHEN: 7' 10" x 8' 6" (2.39m x 2.59m), Range of base and eye level storage units worktop space incorporating 1 and half stainless steel sink unit with hot and cold swivel tap over, built in electric oven, gas hob and extractor fan, space for plumbing for automatic washing machine, tiled floor, spotlights, window to front.

DINING ROOM: 10' 0" x 10' 0" (3.05m x 3.05m), Three radiators, tiled floor, French doors to rear.

LIVING ROOM: 18' 0" x 10' 3" (5.48m x 3.12m), Radiator, window to front.

STAIRS TO FIRST FLOOR LANDING:



BEDROOM ONE: 11' 6" x 10' 4" (3.50m x 3.15m), Built in wardrobe, radiator, two windows to front.

EN-SUITE: Comprising of shower unit with sliding door, close coupled WC, wash hand basin, ladder radiator, window to rear.

BEDROOM TWO: 8' 2" x 11' 3" (2.49m x 3.43m), Max. Radiator, window to rear.

BEDROOM THREE: 11' 3" x 12' 0" (3.43m x 3.65m), Max. Radiator, window to rear.



BATHROOM: Panelled bath with hot and cold taps over and shower attachment, close coupled WC, pedestal wash hand basin, tiled splashbacks, tiled floor, radiator, window to rear.

OUTSIDE: Gravelled garden, single garage with lightweight up and over door, off road parking for 2-3 vehicles.

SERVICES: ALL MAINS SERVICES, GAS FIRED CENTRAL HEATING



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PASSIONATE
ABOUT
Property
SINCE 1982