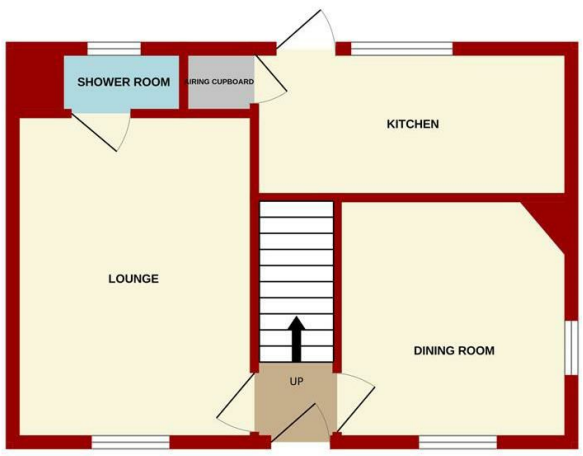
38 North Road
Broadwell, Coleford GL16 7DR

STEVE GOOCH
ESTATE AGENTS | EST 1985



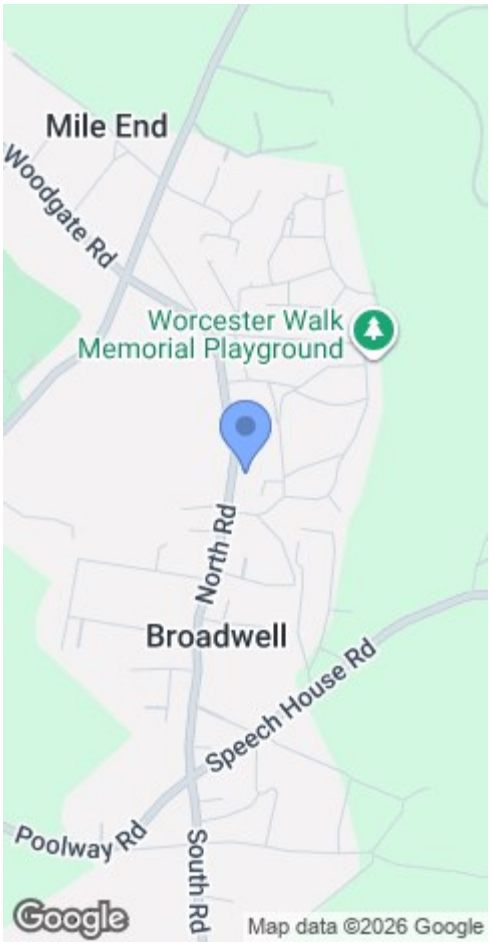
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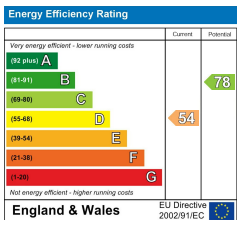


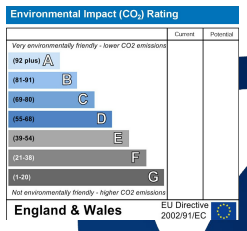
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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.

£260,000

A THREE-BEDROOM HOME offering RECENTLY RENOVATED ACCOMMODATION, TWO RECEPTION ROOMS, GENEROUS REAR GARDEN and POPULAR RESIDENTIAL LOCATION. The property provides well-proportioned accommodation arranged over two floors, with a useful additional dining room and modern kitchen.

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 HALLWAY
Accessed via a uPVC double-glazed obscure entrance door. The entrance hallway provides access to the principal reception rooms and stairs rising to the first floor. The fuse board is located within the entrance hallway.

LOUNGE
13'11 x 10'03 (3.96m'3.35m x 3.05m'0.91m)
A well-proportioned reception room with inset spotlights, power points and radiator. uPVC double-glazed window overlooking the front aspect.

KITCHEN
13'05 x 6'04 (3.96m'1.52m x 1.83m'1.22m)
Fitted with a range of light grey wall and base units with wood-effect roll-edge work surfaces over. Tiled splashbacks, power points and inset spotlights. Integrated electric hob with oven beneath and integrated fridge freezer. Stainless steel sink with mixer tap over. Useful storage cupboard housing the wall-mounted Vaillant boiler. uPVC double-glazed window overlooking the rear garden and uPVC double-glazed door providing access to the garden.

DINING ROOM
11'11 x 9'11 (3.35m'3.35m x 2.74m'3.35m)
A useful additional reception room offering good versatility. Features include power points, radiator, inset spotlights and uPVC double-glazed windows to the front and side aspects.

SHOWER ROOM
7'03 x 2'09 (2.13m'0.91m x 0.61m'2.74m)
Fully tiled to the walls and floor. Comprising WC, wash hand basin with cabinet beneath and shower enclosure with tiled surround. The shower is connected to the mains. UPVC double glazed window to the rear.

FIRST FLOOR LANDING
A generous landing providing access to all three bedrooms and the family bathroom.

BEDROOM ONE
13'04 x 12'07 (3.96m'1.22m x 3.66m'2.13m)
A spacious double bedroom with power points, radiator and uPVC double-glazed window overlooking the front aspect. Useful storage cupboard located over the stairs. Inset spotlights.

BEDROOM TWO
12'00 x 9'01 (3.66m'0.00m x 2.74m'0.30m)
A further well-proportioned double bedroom with power points, radiator, inset spotlights and uPVC double-glazed window overlooking the front aspect. Useful over-stairs storage cupboard.

BEDROOM THREE
8'07 x 8'00 (2.44m'2.13m x 2.44m'0.00m)
A well-proportioned third bedroom with power points, radiator, inset spotlights and uPVC double-glazed window overlooking the rear aspect.

FAMILY BATHROOM
8'04 x 5'10 (2.44m'1.22m x 1.52m'3.05m)
Fully tiled to the walls and floor and fitted with inset spotlights and heated towel rail. Comprising panelled bath with mains-connected shower over, pedestal wash hand basin with cabinet beneath and WC. Extractor fan and two uPVC double-glazed obscure windows to the rear.

OUTSIDE
Front Garden & Parking:
The property benefits from a paved driveway providing off-road parking, with a paved pathway leading to the front entrance. There is also access from the front garden through to the rear garden.

Rear Garden:
A generous and well-proportioned rear garden, currently mainly laid to lawn. A paved pathway extends from the front through to the rear, with steps leading down to the principal garden area. The garden is enclosed by a combination of hedging and fencing to the boundaries.

SERVICES
Main gas, electricity, drainage and water.

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: B
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

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.