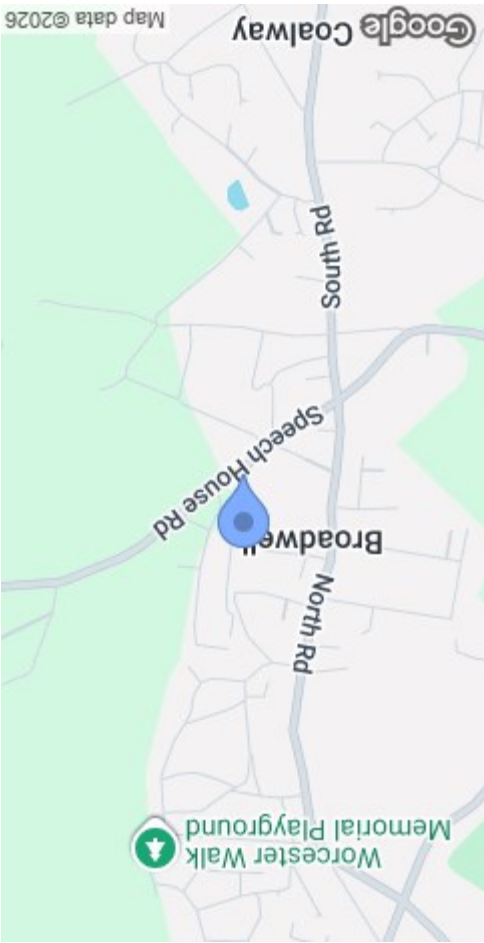


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Target
Very energy efficient - low running costs		A	
Energy efficient - low running costs		B	
Decent energy efficiency - low running costs		C	
Average energy efficiency - average running costs		D	
Below average energy efficiency - high running costs		E	
Poor energy efficiency - very high running costs		F	
Very poor energy efficiency - extremely high running costs		G	
Minimum energy efficiency standard (MEES)			77
England & Wales			
2008/9/EC			
EU Directive			
2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - low CO ₂ emissions		A	
Energy efficient - low CO ₂ emissions		B	
Decent energy efficiency - low CO ₂ emissions		C	
Average energy efficiency - average CO ₂ emissions		D	
Below average energy efficiency - high CO ₂ emissions		E	
Poor energy efficiency - very high CO ₂ emissions		F	
Very poor energy efficiency - extremely high CO ₂ emissions		G	
Minimum energy efficiency standard (MEES)			77
England & Wales			
2008/9/EC			
EU Directive			
2002/91/EC			



5 Speech House Road
Broadwell, Coleford GL16 7EG

£365,000

THREE BEDROOM DETACHED BUNGALOW Situated In The POPULAR VILLAGE LOCATION Of Broadwell. Well Presented Throughout With A Generous Plot Measuring Approx. ONE FIFTH OF AN ACRE. WOODLAND VIEWS And Access To LOVELY WOODLAND WALKS. All Being Offered With NO ONWARD CHAIN.

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 a partly double glazed upvc door into:

ENTRANCE HALLWAY

Radiator, power points. Doorway through into:

LOUNGE

11'10 x 12'11 (3.61m x 3.94m)

Radiator, power points, dado rail, TV point, front aspect upvc double glazed window. Opening through into:

DINING ROOM

11'10 x 11'04 (3.61m x 3.45m)

Power points, radiator, side aspect upvc double glazed window, stairs leading up to the first floor. Partly glazed wooden door through into:

KITCHEN

11'11 x 10'00 (3.63m x 3.05m)

Tiled flooring, a range of wall, drawer and base mounted units, rolled edge worktops, double oven with four ring electric hob above, space and plumbing for a washing machine, space for fridge/freezer, one and a half bowl single drainer sink unit with mixer tap above, radiator, partly tiled walls, front and side aspect upvc double glazed windows, Door through into:

SUN ROOM/CONSERVATORY

14'09 x 10'02 (4.50m x 3.10m)

Tiled flooring, radiator, side and rear aspect upvc double glazed windows, sliding doors leading out to the patio area, further rear door leading out with steps down to the garden.

BEDROOM ONE

11'10 x 12'10 (3.61m x 3.91m)

Radiator, power points, front and side aspect upvc double glazed windows.

BEDROOM TWO

11'11 x 10'10 (3.63m x 3.30m)

Radiator, power points, side aspect upvc double glazed window.

SHOWER ROOM

5'09 x 6'08 (1.75m x 2.03m)

Corner shower with mains shower attachment and tiled surrounds, pedestal wash hand basin, W.C, radiator, tiled walls, rear aspect upvc double glazed frosted window.

From the dining room, stairs leading up to a first floor landing.

LANDING

Access to loft storage space. Door leading into:

LOFT/BEDROOM THREE

9'00 x 10'03 (2.74m x 3.12m)

Radiator, power points, Velux roof window.

OUTSIDE

At the front of the property, gated access opens onto a spacious driveway with off-road parking for multiple vehicles. The front garden is mostly laid to lawn, with a pathway leading to the front door and a lovely view of the surrounding woodland. A side gate provides access to the rear garden.

The rear garden is an attractive, well-maintained space, primarily laid to lawn and bordered by mature flower beds. It features a large greenhouse, a garden shed, and a patio seating area, all enclosed by fencing for privacy.

CELLAR

10'01 x 11'11 (3.07m x 3.63m)

Accessed via the garden. Housing the oil fired boiler and is a useful storage space.

SERVICES

Mains Water, Drainage and Electricity. Oil Fired Central 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 - 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 down to the traffic light and continue straight over into Gloucester Road. Take the right hand turning on to Poolway Road and proceed straight over the crossroads on to Speech House Road, 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)

AWAITING VENDOR APPROVAL

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