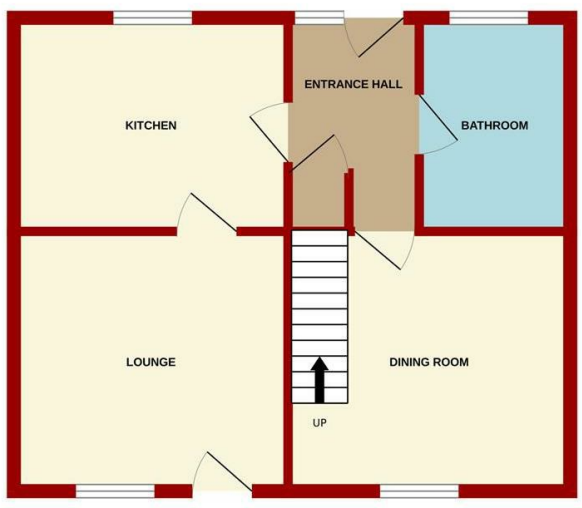
STEVE GOOCH
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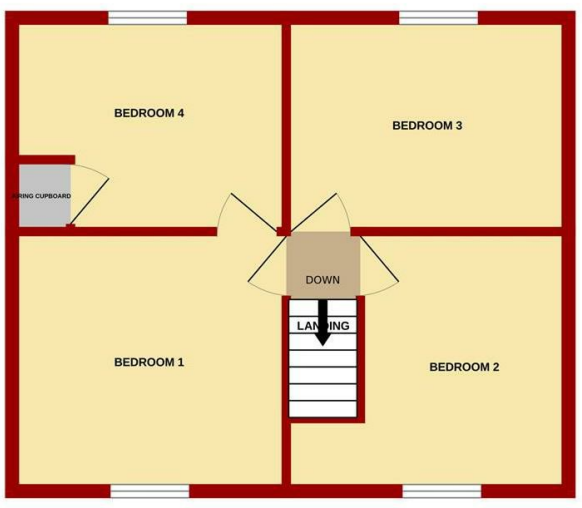
12 Baynhams Walk
Broadwell, Coleford GL16 7DH



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

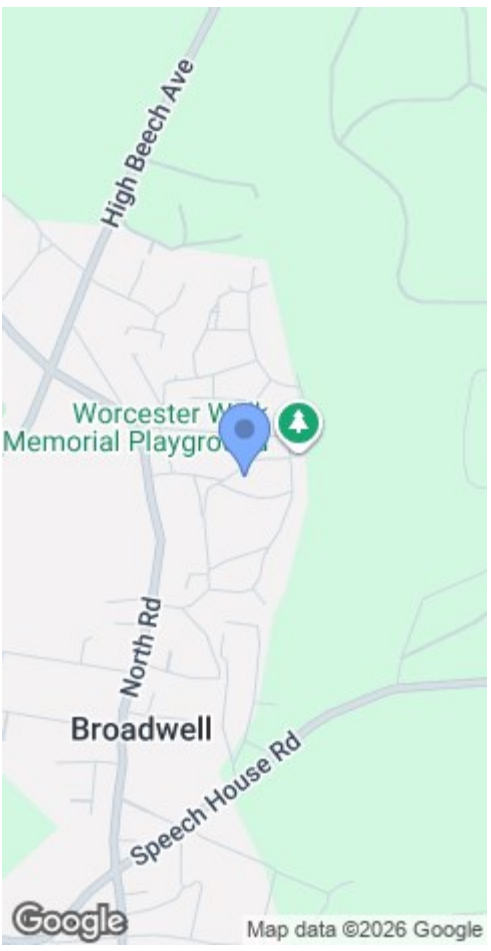


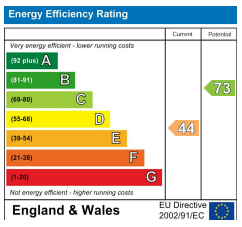
1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.

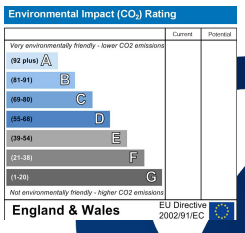


TOTAL FLOOR AREA : 924 sq.ft. (85.9 sq.m.) approx.

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.

£325,000

FOUR BEDROOM DETACHED COTTAGE occupying a GENEROUS CORNER PLOT, offering TWO RECEPTION ROOMS, OFF-ROAD PARKING FOR MULTIPLE VEHICLES and SIGNIFICANT SCOPE FOR EXTENSION OR REDEVELOPMENT (STPP), situated in a popular residential area of Broadwell, CLOSE TO WOODLAND WALKS.

The village of Broadwell offers a number of amenities to include a 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.

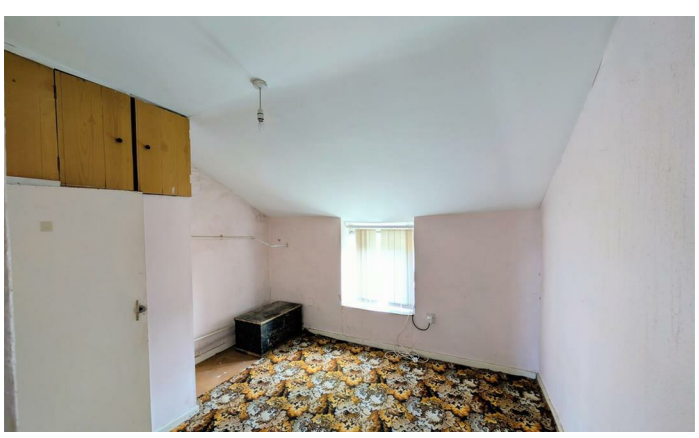














LOUNGE
11'06 x 10'11 (3.51m x 3.33m)
Accessed via a double-glazed uPVC front door. Featuring radiator, power points, television point, fireplace and front-facing double-glazed uPVC window.

DINING ROOM
11'10 x 10'11 (3.61m x 3.33m)
With radiator, power points, feature fireplace, storage cupboard and stairs rising to the first-floor landing. Front-facing double-glazed uPVC window.

REAR HALLWAY
8'11 x 5'10 (2.72m x 1.78m)
With radiator and storage cupboard, providing access to the kitchen and bathroom.

KITCHEN
10'05 x 8'11 (3.18m x 2.72m)
Fitted with base, wall and drawer-mounted units with rolled-edge worktops. Stainless steel single bowl sink with drainer, oil-fired boiler, radiator and power points. Rear-facing double-glazed uPVC window.

BATHROOM
8'10 x 5'08 (2.69m x 1.73m)
Fitted with a coloured suite comprising panelled bath, pedestal wash hand basin and WC. Tiled walls and rear-facing double-glazed UPVC window.

FIRST FLOOR LANDING
Providing access to all bedrooms.

BEDROOM ONE
11'07 x 10'11 (3.53m x 3.33m)
A double bedroom featuring radiator, power points, feature fireplace and front-facing double-glazed uPVC window. Doorway leading through to Bedroom Four.

BEDROOM FOUR
10'06 x 9'00 (3.20m x 2.74m)
With radiator, power points, airing cupboard housing the hot water tank and rear-facing double-glazed uPVC window.

BEDROOM TWO
11'00 x 9'02 (3.35m x 2.79m)
Double bedroom with radiator, power points, feature fireplace and front-facing double-glazed uPVC window.

BEDROOM THREE
12'00 x 9'00 (3.66m x 2.74m)
Featuring radiator, power points and rear-facing double-glazed uPVC window.

OUTSIDE
The property occupies a generous corner plot with gated access leading onto a driveway providing off-road parking for multiple vehicles. The plot size offers excellent scope for extension, redevelopment or reconfiguration, subject to the relevant planning permissions, making this an ideal opportunity for those seeking a detached home with future potential.

SERVICES
Mains water and electricity. Oil-fired central heating. Drainage TBC.

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:
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 the traffic lights and go straight over into Gloucester Road turning right onto Bakers Hill and proceed up the hill turning left onto North Road. After a short distance turn right into Worcester Walk and then left into Baynhams Walk where the property can be found along on the right 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.