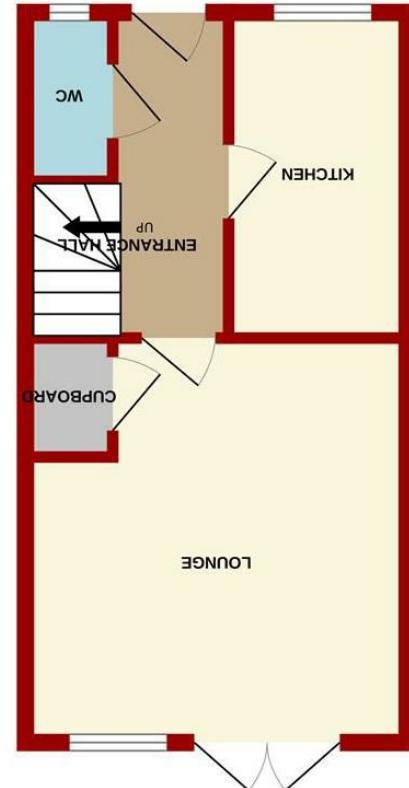
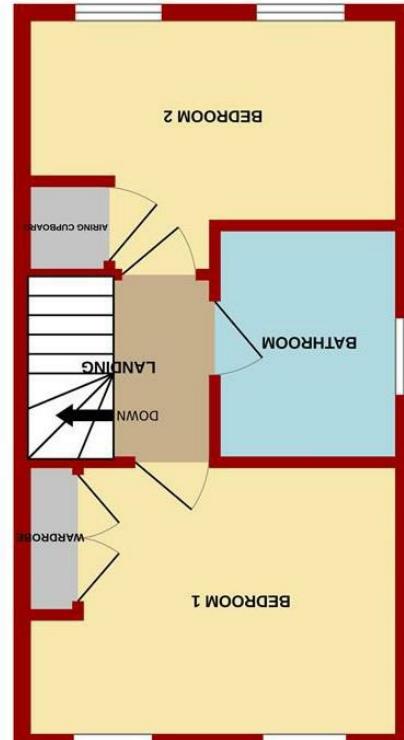
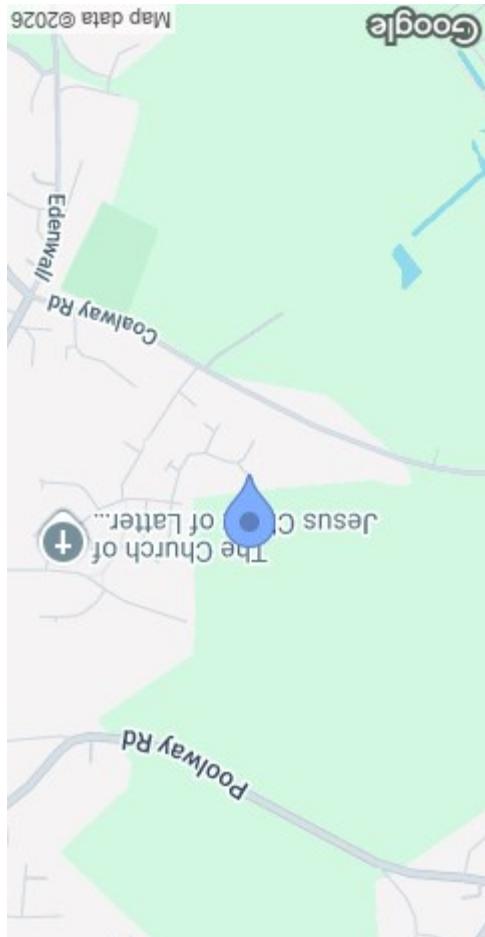
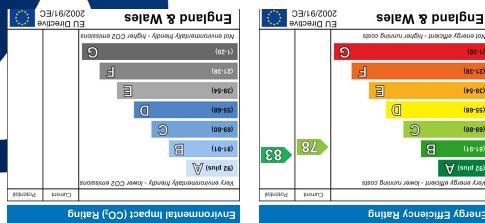


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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. 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 are approximate and it cannot be inferred that any items shown are included in the sale. 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 do not necessarily represent the property in its entirety. Measurements are approximate. Not to scale - illustrative purposes only.



32 Poppy Field
Broadwell, Coleford GL16 7FF

 **STEVE GOOCH**
ESTATE AGENTS | EST 1985

£199,950

This WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE, built by K.W. BELL ten years ago, sits in a QUIET AND POPULAR DEVELOPMENT in Broadwell. The property offers OFF ROAD PARKING FOR TWO CARS, GAS FIRED CENTRAL HEATING, and a PRIVATE, LOW MAINTENANCE REAR GARDEN - perfect for FIRST TIME BUYERS, DOWNSIZERS, or INVESTORS alike.

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 HALL

Accessed via a part double-glazed composite door, the entrance hallway features doors leading to the WC, kitchen, and lounge, with stairs rising to the first-floor landing.

KITCHEN

11'00 x 6'01 (3.35m x 1.85m)

A modern fitted kitchen with a range of base, wall, and drawer-mounted units beneath rolled-edge worktops. Includes a one-and-a-half bowl stainless steel sink with mixer tap, integrated oven with four-ring gas hob and extractor hood above, space and plumbing for a washing machine, and space for a fridge-freezer. Finished with part-tiled walls, ample appliance and power points, and a front aspect UPVC double-glazed window.

LOUNGE

13'09 x 12'11 (4.19m x 3.94m)

A bright and comfortable reception room featuring wood-effect flooring, television and power points, a radiator, and a large storage cupboard under the stairs. Rear aspect UPVC double-glazed window and UPVC double-glazed French doors opening out to the rear garden.

CLOAKROOM

5'09 x 2'11 (1.75m x 0.89m)

Fitted with a low-level WC and wall-mounted wash hand basin with mixer tap and tiled splashback, radiator, and front aspect frosted UPVC double-glazed window.

FIRST FLOOR LANDING

Access to both bedrooms and the family bathroom.

BEDROOM ONE

12'11 x 9'06 (3.94m x 2.90m)

A good-sized double bedroom with built-in wardrobe, radiator, power

points, and two rear aspect UPVC double-glazed windows offering views over the field behind.

BEDROOM TWO

12'11 x 8'05 (3.94m x 2.57m)

Another double room with a built-in cupboard housing the combi boiler, radiator, power points, and two front aspect UPVC double-glazed windows.

BATHROOM

6'05 x 6'04 (1.96m x 1.93m)

A white suite comprising panel bath with shower over and tiled surround, low-level WC, pedestal wash hand basin with tiled splashback, heated towel rail, tiled flooring, and side aspect frosted UPVC double-glazed window.

OUTSIDE

To the front, there's a path leading to the entrance door, with a decked seating area and an outside tap. A gated side access leads through to the rear garden, which is designed for low maintenance with a patio seating area, gravelled section, and an additional paved area with a large wooden storage shed. The space is fully enclosed by timber fencing.

SERVICES

Mains water, electricity, gas and drainage.

AGENTS NOTE

There is a maintenance charge of £35/annum for the upkeep of the shared space and park.

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 - to be advised.

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

From Coleford town centre, proceed down to the traffic lights, turn right onto Old Station Way. Take a left onto Lords Hill, continue up to the cross roads turning left onto New Road, then take a left onto Queensway and turn left onto Holcot Close. Proceed to the end into Poppy Field where the property can be found 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.