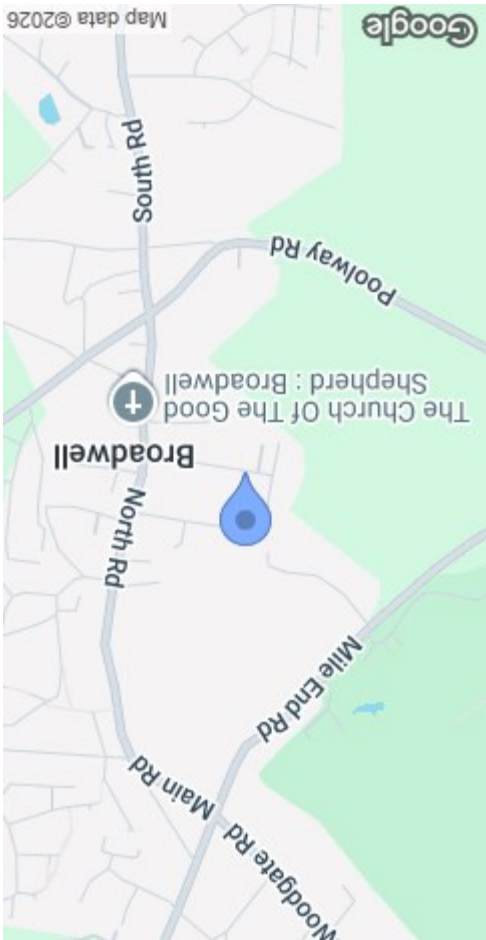




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m² (new energy cost)</td></tr> <tr><td>B</td><td>48-55 kWh/m²</td></tr> <tr><td>C</td><td>56-63 kWh/m²</td></tr> <tr><td>D</td><td>64-77 kWh/m²</td></tr> <tr><td>E</td><td>78-92 kWh/m²</td></tr> <tr><td>F</td><td>93-120 kWh/m²</td></tr> <tr><td>G</td><td>121-150 kWh/m²</td></tr> </table>	A	39-47 kWh/m ² (new energy cost)	B	48-55 kWh/m ²	C	56-63 kWh/m ²	D	64-77 kWh/m ²	E	78-92 kWh/m ²	F	93-120 kWh/m ²	G	121-150 kWh/m ²	<table border="1"> <tr><td>A</td><td>10-35 g/kWh</td></tr> <tr><td>B</td><td>36-45 g/kWh</td></tr> <tr><td>C</td><td>46-55 g/kWh</td></tr> <tr><td>D</td><td>56-65 g/kWh</td></tr> <tr><td>E</td><td>66-75 g/kWh</td></tr> <tr><td>F</td><td>76-90 g/kWh</td></tr> <tr><td>G</td><td>91-120 g/kWh</td></tr> </table>	A	10-35 g/kWh	B	36-45 g/kWh	C	46-55 g/kWh	D	56-65 g/kWh	E	66-75 g/kWh	F	76-90 g/kWh	G	91-120 g/kWh
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Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



Rosemont Campbell Road
 Broadwell, Coleford GL16 7BS

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Offers Invited £375,000

Welcome to Campbell Road, Broadwell, Coleford - a CHARMING LOCATION that could be the PERFECT SETTING for your NEW HOME! This DELIGHTFUL COTTAGE boasts 2 reception rooms, offering AMPLE SPACE for ENTERTAINING GUESTS or SIMPLY RELAXING with your LOVED ONES. With 4 DOUBLE BEDROOMS, there's plenty of room for the whole family to UNWIND and make this house a home. Outside there are PRETTY GARDENS, PLENTIFUL OFF ROAD PARKING and a LARGE GARAGE and WORKSHOP offering VAST POTENTIAL for a variety of uses such as HOME OFFICE or even an ANNEXE.

The village of Broadwell offers a number of amenities to include Shops, Dance School, Church and Football Club.

The neighbouring town of Coleford, approximately 1 mile away offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Property is accessed via a partly glazed UPVC door into:

PORCH

6'11 x 5'09 (2.11m x 1.75m)

Tiled flooring, power points, part tiled walls, storage space, side aspect UPVC windows, part glazed wooden door into:

ENTRANCE HALLWAY

A doorway leading into Bedroom 4/Office, a further doorway leads into:

LOUNGE

11'11 x 10'07 (3.63m x 3.23m)

Radiator, power points, TV point, gas fire, front aspect double glazed UPVC window, door into:

REAR HALLWAY

Understairs storage cupboard, an opening leads into:

DINING ROOM

13'11 x 12'09 (4.24m x 3.89m)

Radiator, power points, TV point, side aspect double glazed UPVC window, wooden part glazed door out to the driveway, an open stone archway leads into:

KITCHEN

13'09 x 9'10 (4.19m x 3.00m)

Extended 30 years ago, solid pine kitchen comprising of a range of base, wall and drawer mounted units, tiled flooring, part tiled walls, inset Rangemaster cooker with 5 rings incl. griddle plate, electric plate warmer, extractor fan to outside, one and a half bowl single drainer sink unit with mixer tap above, radiator, power points, appliance points, wall lighting, character beams, central wooden pillar, lots of storage throughout, rear aspect double glazed UPVC window, part glazed wooden folding door into:

UTILITY ROOM

9'02 x 4'09 (2.79m x 1.45m)

Tiled flooring, radiator, base mounted unit with ceramic Belfast sink and mixer tap above, space and plumbing for washing machine, space for American style fridge freezer, part tiled walls, power points, side aspect double glazed UPVC window, rear aspect double glazed UPVC part frosted door into rear garden, a thumb latch door gives access into:

CLOAKROOM

4'09 x 4'0 (1.45m x 1.22m)

Tiled flooring, W.C., wall mounted wash hand basin with tiled splashback, double door into storage cupboard, side aspect double glazed UPVC window, radiator.

BEDROOM 4/OFFICE

Radiator, power points, feature fireplace, main phoneline and internet, front aspect double glazed UPVC window.

LANDING

Access to loft space, power points, door into:

BEDROOM 1

15'01 x 13'10 (4.60m x 4.22m)

Built in wardrobes and bedside tables, built in window seats and dressing table, radiator, power points, TV point, access to loft space, rear aspect double glazed UPVC windows, door into:

EN SUITE

9'08 x 4'08 (2.95m x 1.42m)

Tiled flooring, coloured suite comprising of a W.C., vanity wash hand basin and corner shower unit, part tiled walls, radiator, side aspect double glazed UPVC frosted window.

BEDROOM 2

11'09 x 10'03 (3.58m x 3.12m)

Radiator, power points, door into over stairs storage cupboard, front aspect double glazed UPVC window.

BEDROOM 3

11'11 x 9'10 (3.63m x 3.00m)

Radiator, power points, TV point, built in wardrobes and storage cupboards, front and rear aspect double glazed UPVC window.

BATHROOM

9'07 x 7'02 (2.92m x 2.18m)

Suite comprising of corner bath, vanity wash hand basin, W.C., storage cupboard, airing cupboard with Vaillant combi boiler, radiator, dual voltage shaver point, wooden clad walls, side aspect double glazed UPVC frosted window, access to loft space.

OUTSIDE

To the front of the property gated access leads into the front garden with a low level stone wall and pathway leading to the front door.

Along the side of the property wooden gates give vehicular access to the driveway offering off road parking for multiple vehicles. The rear garden comprises of a patio seating area accessed via the kitchen and utility, a laid to lawn area, mature shrub and floral borders, all enclosed by fencing. The driveway leads up to a double garage and workshop.

GARAGE

18'09 x 10'6 (5.72m x 3.20m)

Power, lighting, a new roof fitted 18 months ago, an open plan layout leads into:

WORKSHOP

16'04 x 10'6 (4.98m x 3.20m)

Power and lighting, new roof fitted 18 months ago, offering great potential for future home office or annexe use.

SERVICE

Mains water, electricity, drainage and gas.

WATER RATES

Severn Trent - water.
Welsh Water - drainage.

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

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 traffic lights and continue straight over onto Gloucester Road, proceed along for a short distance. Turn right on Bakers Hill and continue into Poolway Road, upon reaching the crossroads turn left into North Road, proceed along for a short distance, turn and left into Campbell Road where the property can be found on the right hand side via our for sale board.

PROPERTY SURVEYS