



FREEHOLD

£240,000



2 POPPY FIELD, BROADWELL, GL16 7FF

- RECEPTION HALL
- DINING ROOM
- THREE BEDROOMS
- GARDEN
- NO ONWARD CHAIN

- LIVING ROOM
- CLOAKROOM
- TWO BATHROOMS
- OFF ROAD PARKING

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2 POPPY FIELD, BROADWELL, GL16 7FF

A THREE BEDROOM MODERN SEMI DETACHED HOUSE SITUATED IN THE POPULAR POPPY FIELD DEVELOPMENT. ACCESS TO LOCAL SHOPPING FACILITIES, SCHOOLS AND WOODLAND WALKS. A WIDER RANGE OF FACILITIES IN COLEFORD AND MONMOUTH

RECEPTION HALL :

Door to front.

CLOAKROOM:

Close coupled WC, pedestal wash hand basin.

KITCHEN: 7' 10" x 8' 6" (2.39m x 2.59m), Range of base and eye level storage units worktop space incorporating 1 and half stainless steel sink unit with hot and cold swivel tap over, built in electric oven, gas hob and extractor fan, space for plumbing for automatic washing machine, tiled floor, spotlights, window to front.

DINING ROOM: 10' 0" x 10' 0" (3.05m x 3.05m), Three radiators, tiled floor, French doors to rear.

LIVING ROOM: 18' 0" x 10' 3" (5.48m x 3.12m), Radiator, window to front.

STAIRS TO FIRST FLOOR LANDING:



BEDROOM ONE: 11' 6" x 10' 4" (3.50m x 3.15m), Built in wardrobe, radiator, two windows to front.

EN-SUITE: Comprising of shower unit with sliding door, close coupled WC, wash hand basin, ladder radiator, window to rear.

BEDROOM TWO: 8' 2" x 11' 3" (2.49m x 3.43m), Max. Radiator, window to rear.

BEDROOM THREE: 11' 3" x 12' 0" (3.43m x 3.65m), Max. Radiator, window to rear.



BATHROOM: Panelled bath with hot and cold taps over and shower attachment, close coupled WC, pedestal wash hand basin, tiled splashbacks, tiled floor, radiator, window to rear.

OUTSIDE: Gravelled garden, single garage with lightweight up and over door, off road parking.

SERVICES: ALL MAINS SERVICES, GAS FIRED CENTRAL HEATING



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333



Ground Floor Layout



First Floor Layout

SQFT / SQM: 984ft² / 91.4m²

the 'ranworth' (Plots 2, 3, 16, 17, 34, 39 & 40)
3 Bedroom Semi-Detached Home
With 1 En-Suite

GROUND FLOOR
Living Room
Kitchen / Diner*

3110 x 5520 (10' 3" x 18' 1")
2975 x 5340 (9' 9" x 17' 6")

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3*
Bathroom
En-Suite

3160 x 3585 (10' 5" x 11' 10")
2770 x 3465 (9' 1" x 11' 5")
2850 x 3455 (9' 4" x 11' 4")
1970 x 1970 (6' 6" x 6' 6")
3160 x 1200 (10' 5" x 3' 11")

*Maximum Dimensions

We strive to make each home and development as varied and interesting as possible. This means that individual properties may vary from information and prices given. Please ask for details of specific properties. Every care has been taken with the preparation of this information, which has been produced for your guidance only and does not form part of a contract. The Plans are NOT TO SCALE. Please do not use this information for purchase of furnishings and furniture.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		80 C	85 B

PASSIONATE
ABOUT
Property
SINCE 1982