



FREEHOLD

£265,000



3 BARN HILL ROAD, BROADWELL, COLEFORD, GL16 7BL

- UPVC DOUBLE GLAZING
- WORKSHOP
- GARDENS
- OUTLOOK OVER WOODLAND
-
- GAS CENTRAL HEATING
- 18M DRIVEWAY
- CAVITY WALL INSULATED
- CLOSE TO TOWN CENTRE
-

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A TWO BEDROOM SEMI DETACHED HOUSE OVERLOOKING WOODLAND WITH AN 18M DRIVEWAY, ENCLOSED GARDENS AND BENEFITING FROM A WORKSHOP. COLEFORD TOWN OFFERS A WIDE RANGE OF FACILITIES INCLUDING A VARIETY OF SHOPS, BANKS, BUILDING SOCIETIES AND SUPERMARKETS, AS WELL AS TWO GOLF COURSES, DOCTORS SURGERIES, PRIMARY SCHOOL AND NURSERY. A WIDER RANGE OF FACILITIES ARE ALSO AVAILABLE THROUGHOUT THE FOREST OF DEAN INCLUDING AN ABUNDANCE OF WOODLAND AND RIVER WALKS. THE SEVERN CROSSINGS AND M4 TOWARDS LONDON, BRISTOL AND CARDIFF ARE EASILY REACHED FROM THIS AREA ALONG WITH THE CITIES OF GLOUCESTER AND CHELTENHAM FOR ACCESS ONTO THE M5 AND THE MIDLANDS.

RECEPTION :

Door to Front

LIVING ROOM: 14' 0" x 13' 2" (4.26m x 4.01m)

Period style fireplace with marble style inlay and hearth having living flame, coal effect inset, radiator, bow window and door to front.

KITCHEN / DINING ROOM : 10' 6" x 8' 2" (3.20m x 2.49m),

Range of base and levels storage units, worktops space incorporating single drainer one and a half stainless steel sink unit, with hot and cold taps over, chimney extractor hood, plumbing for dishwasher, space for under counter fridge, slate style flooring, window and door to rear. Open to Dining Area: 8'2 x 5'11 Generous understairs storage cupboard with shelves and coat hanging area, radiator and window to side.

UTILITY : 14' 6" x 4' 7" (4.42m x 1.40m), Base and eye level storage units, worktop space, recesses for fridge and freezer, ceramic tiled floor, radiator, plumbing for automatic washing machine, coat hanging area, window and door to rear.

STAIRS TO FIRST FLOOR LANDING : , With access to boarded loft space with electric light via pull down ladder. Window to side.

BEDROOM ONE : 13' 6" x 10' 8" (4.11m x 3.25m),

Cupboard housing Gloworm condensing combi boiler (hot water and central heating) shelving and hanging rail and a further smaller storage cupboard with hanaina rail, radiator, windows to front.



BEDROOM TWO: 11'6 x 9'4 (includes wardrobes) narrowing to 7'4 Fitted triple wardrobe, Recess shelving, radiator, window to rear.

BATHROOM: Four piece suite comprising of panelled bath, pedestal wash hand basin, close coupled W.C, Mira shower cubicle, ceramic tiled floor, bathroom cabinet, ladder radiator, window to rear.

OUTSIDE: Tarmacadam driveway 59 ft x 9'11 with gates located halfway down, generous patio area, lawn and raised shrub beds. Workshop: 15'6 x 8'6 having its own fuse box, lighting and sockets, windows and door. Also a further timber shed 12' x 6'.

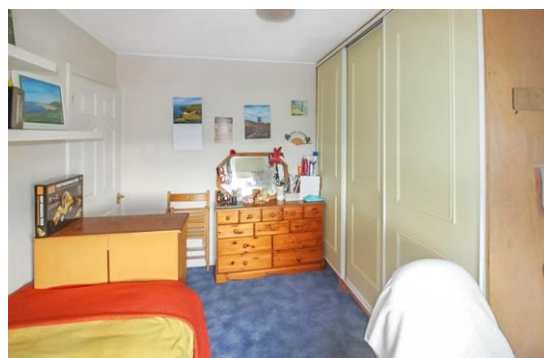
THE SERVICES ARE MAINS WATER, DRAINAGE AND ELECTRICITY SERVICES, PROPANE GAS CENTRAL HEATING SYSTEM, TELEPHONE SUBJECT TO BT TRANSFER REGULATIONS, SERVICES AND APPLIANCES WHERE APPLICABLE, HAVE NOT BEEN TESTED.

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Associated offices also at Cinderford, Lydney and Gloucester.

**VIEWING: BY APPOINTMENT WITH THE OWNERS
SOLE AGENTS.**



DIRECTIONS: From our Coleford office, take the third exit off the clock tower to the traffic lights and proceed straight over. Continue on past the shops and after approx ¼ mile, turn right sign posted for Speech House. Continue up to the crossroads and go straight over, taking your first turning on the right in to Barn Hill Road and the property can be found on the right hand side with our For Sale Board.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

PASSIONATE
ABOUT
Property
SINCE 1982