



## 7 Barn Hill Road

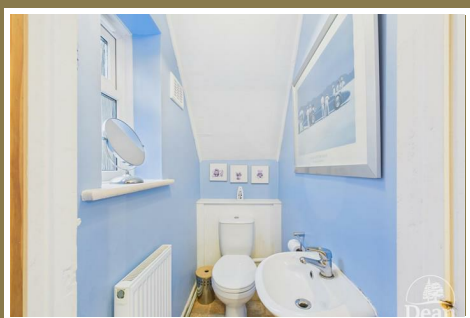
Broadwell, Coleford, Gloucestershire, GL16 7BL

£265,000



**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*** Dean Estate Agents are excited to present to the market this extended family home in a quiet area of Broadwell overlooking woodlands. This semi-detached house benefits from two reception rooms including a lounge and snug, kitchen/dining room, handy downstairs cloakroom, three bedrooms and a family bathroom. The property overlooks woodlands to the front of property and there is access to pathways from your front door, the plot includes off road parking with a block paved driveway and a large flat rear garden mainly laid to lawn.

The area of Broadwell is in a great location with excellent transport links of bus routes, and is close to woodland walks and two convenience stores. The town of Coleford is nearby with many amenities including doctors' surgeries, a library, independent shops and cafes, public houses and a cinema.



Approached via front door into:

#### Entrance Hallway:

3'6" x 2'11" (1.07m x 0.90m)

Radiator, UPVC double glazed window to side aspect, power & lighting, stairs to first floor landing & door to dining room.

#### Dining Room:

14'3" x 13'2" (4.35m x 4.02m)

Electric fire, UPVC double glazed window to front aspect giving views of open woodland, radiator, power & lighting, door to kitchen.

#### Kitchen:

16'6" x 8'0" (5.04m x 2.46m)

A range of wall and base units, worktops, stainless steel sink with mixer taps & drainer unit, cooker, extractor hood, vinyl flooring, radiator, door to cloakroom, UPVC double glazed window to side aspect.

#### Cloakroom:

5'0" x 2'11" (1.54m x 0.90m)

Low level W.C., wash hand basin, radiator, UPVC double glazed frosted window to side aspect, extractor fan, lighting.

#### Lounge:

16'9" x 13'8" (5.13m x 4.18m)

UPVC double glazed French doors to rear gardens, multi-fuel burner, large storage cupboard, door to bedroom three, UPVC double glazed window to side aspect, power & lighting.

#### Bedroom Three:

11'10" x 7'2" (3.62m x 2.19m)

Can be used as an office or additional bedroom, UPVC double glazed window to front aspect, power & lighting radiator.

#### First Floor Landing:

3'10" x 2'10" (1.19m x 0.87m)

Doors to bedrooms one & two, door to bathroom, UPVC double glazed window to side aspect, power & lighting.

#### Bedroom One:

13'2" x 10'11" (4.03m x 3.33m)

UPVC double glazed windows to front aspect with views of open woodland, two radiators, power & lighting.

#### Bedroom Two:

11'5" x 9'3" (3.49m x 2.84m)

UPVC double glazed window overlooking the rear gardens, storage cupboard, radiator, power & lighting.

#### Bathroom:

8'3" x 6'11" (2.53 x 2.13m)

Free standing bath, UPVC double glazed window to rear aspect, shower cubicle, vanity unit with inset wash hand basin, heated towel rail, vinyl flooring, aqua board walls.

#### Outside:

The front of the property benefits from open woodlands directly opposite, private driveway and front garden.

The long, flat rear gardens are split into sections mainly laid to lawn, there are some patio areas with space for seating.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



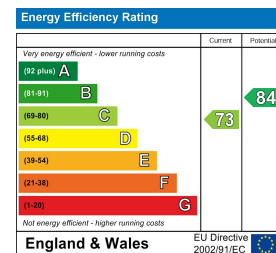
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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