



Offers in the region of £210,000

TENURE : FREEHOLD

North Road, Broadwell, Coleford, GL16 7BX

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 2

Semi-Detached

Character Cottage

En-Suite

Open Woodland Walks

Two Bedrooms

Original Features

Aroha Properties are delighted to offer for sale this quaint two bedroom semi-detached cottage. Situated on the outskirts of Coleford the cottage is full of character and charm. Having wooden floors, vaulted ceilings and a feature wood-burner. This is a beautiful cottage home with a small town feel. It is the perfect starter home or investment property.

Council Tax Band - B

EPC - E

Entrance Porch

UPVC double-glazed door with obscured glass, wood effect laminate flooring leading to.

Lounge

UPVC double-glazed window. Wooden flooring and feature fire place.

Dining Room

UPVC double-glazed window. Red quarry tile flooring, wood burner and character beams.

Kitchen

Internal metal single glazed window. Cottage style kitchen with range of base and eye level fitted units and drawers. Wooden worksurfaces and tiled splash backs. Feature vaulted ceiling with beams. Belfast sink and space for single oven.

Bathroom

White bathroom suite comprising of, low level push button w.c, pedestal wash hand basin with chrome effect mixer tap. Panel bath with mixer tap and Triton power shower over. Glazed shower screen and tiled splashbacks. Vinyl flooring and chrome effect heated towel rail.

Utility

Traditional red quarry tile flooring, with UPVC double-glazed window and access to the garden, Power and plumbing for washing machine.

Bedroom One

UPVC double-glazed window. Wood effect laminate flooring and radiator.

Ensuite

Low level push button w.c, wash basin and step in shower. Chrome effect towel rail and extractor fan. Tiled splash backs and slate effect tile vinyl flooring.

Bedroom Two

UPVC double-glazed window. Wood effect laminate flooring, and feature fire place.

Garden

The garden is situated to the side of the property and laid mainly to lawn. Having a paved patio seating area with dwarf stone wall and concrete standing with shed and additional storage attached.

Aroha Properties

5 Newerne Street, Lydney, Gloucester, Gloucestershire, GL155RA

sales@arohaproperties.co.uk | 01594368200

Website: <https://aroha.globalnoticeboard.com>









Energy performance certificate (EPC)

39 North Road Broadwell COLEFORD GL16 7BX	Energy rating D	Valid until: 16 May 2033 Certificate number: 9832-3026-8205-5047-8204
--	---------------------------	--

Property type Semi-detached house

Total floor area 64 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 366 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Stone walls present, not insulated
-

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

An average household produces 6 tonnes of CO₂

This property produces 3.8 tonnes of CO₂

This property's potential production 1.1 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£110
2. Internal or external wall insulation	£4,000 - £14,000	£575
3. Floor insulation (solid floor)	£4,000 - £6,000	£103
4. Low energy lighting	£20	£31
5. Solar water heating	£4,000 - £6,000	£70
6. Solar photovoltaic panels	£3,500 - £5,500	£675

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£2100
--	-------

Potential saving if you complete every step in order	£887
--	------

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
-----------------	-----------------------

Space heating	13898 kWh per year
---------------	--------------------

Water heating	1929 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
--------------------	------------------------

Loft insulation	541 kWh per year
-----------------	------------------

Solid wall insulation	5007 kWh per year
-----------------------	-------------------

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	John Harrison
Telephone	07766043629
Email	johnharrisondea@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019625
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	17 May 2023
Date of certificate	17 May 2023
Type of assessment	RdSAP
