



FREEHOLD

£350,000



1 ADAMS WAY, BERRY HILL, COLEFORD, GL16 7RQ

- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- PARKING FOR 4 VEHICLES
- DINING ROOM
- SHOWER CLOAKROOM
- FAMILY BATHROOM
- GARDEN

www.kjtresidential.co.uk

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A THREE BEDROOM DETACHED CORNER PLOT FAMILY HOUSE IN A POPULAR SOUGHT AFTER LOCATION BENEFITING FROM A CHEMIST, LOCAL SHOP/POST OFFICE, TAKE AWAY PUBLIC HOUSE AND INFANTS, JUNIORS AND SENIOR SCHOOLS.

ACCOMMODATION:

RECEPTION HALL:

Under stairs storage cupboard, ceramic tiled floor, stairs to first floor, radiator, door to front.

LIVING ROOM: 13' 10" x 11' 6" (4.21m x 3.50m), Feature open fireplace with wood burning stove inset, window to front.

ARCHWAY TO:

DINING ROOM: 10' 6" x 8' 11" (3.20m x 2.72m), Radiator, sliding patio door to rear and gardens.

REAR LOBBY: With door too:

SHOWER CLOAKROOM: With shower cubicle, close couple WC, vanity wash hand basin, illuminated mirror with shaver point, ceramic tiled floor, window to side. Door to:

STORAGE / UTILITY: With lightweight up and over door to front.

STAIRS TO FIRST FLOOR LANDING: With access to loft space, shelved airing cupboard housing Glow Worm gas fired boiler (hot water and central heating).



KITCHEN / BREAKFAST ROOM: 18' 3" x 10' 2" (5.56m x 3.10m), Extensive range of base and eye level storage units with worktop space incorporating single drainer 1 and half ceramic sink unit with hot and cold tap over, fitted dishwasher, fridge, freezer, space for Range style cooking stove, chimney extractor hood, ceramic tiled floor, windows to rear and door to side.

BEDROOM ONE: 12' 10" x 11' 5" (3.91m x 3.48m), 12'10" narrowing to 11'5" Radiator, window to front.

BEDROOM TWO: 11' 6" x 11' 8" (3.50m x 3.55m), 11'6" x 11'8" narrowing to 9'8" Radiator, window to rear.

BEDROOM THREE: 9' 4" x 6' 10" (2.84m x 2.08m), Radiator, double wardrobe, window to front.

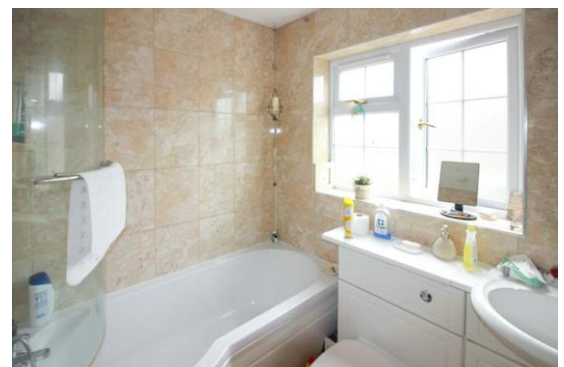
FAMILY BATHROOM: Three piece suite comprising contoured bath with shower via mixer taps, shower screen, vanity wash hand basin, close coupled WC, tiled floor, window to rear.

OUTSIDE: Hard standing to front with parking for 4 motor vehicles, level lawn, hedge, flowers and shrubs, pedestrian access to either side of the property to enclosed rear garden with patio area, paved paths, flowers, shrubs and trees, wood storage shed, summer house and timber constructed shed approx. 9' 7", outside cold water supply.

VIEWINGS: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

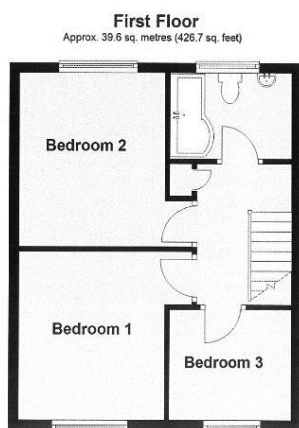
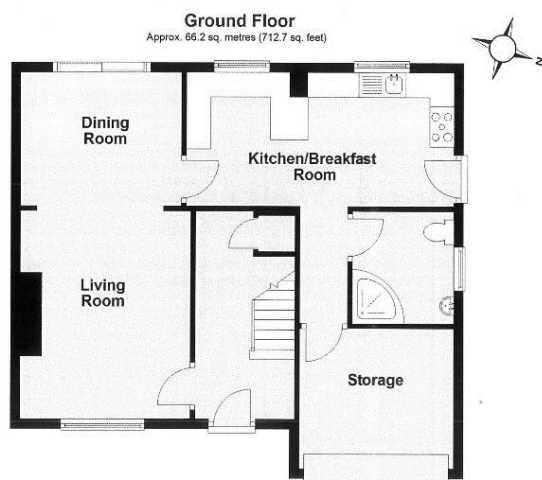
SERVICES: Telephone subject to BT regulations. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.

DIRECTIONS: From our Coleford Office, take the 2nd exit off the clock tower, into St Johns Street and turn left at the junction with Bank Street. Continue into Staunton Road. Approximately 200 yards turn right, sign posted Ross On Wye. Continue up the hill until the junction with the B1436, go straight over and then take the first turning right into Coverham road, and then take the first turning left into Adams Way and the property can be found on the left hand side.

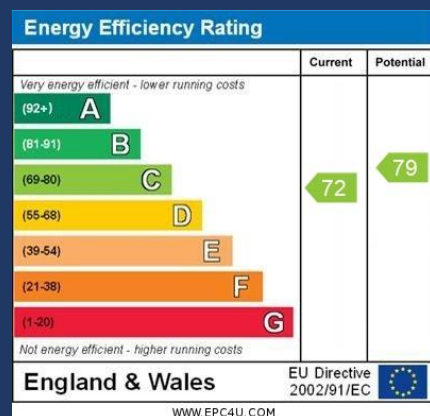


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 833333



Total area: approx. 105.9 sq. metres (1139.4 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982