



6 Barrow Drive

Berry Hill, Coleford, GL16 7FH

£300,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to present this immaculate, THREE BEDROOM DETACHED family home situated in the sought-after village of Berry Hill. This property has tons to offer such as, ample off road parking, three good sized bedrooms, a kitchen/diner and much more!!!

Being located in Berry Hill, you will find something for everyone!! There are many local amenities such as a pharmacy, a free house, convenience stores, a primary school and secondary school, woodland and many more!!



Enter via a composite front door into:

Entrance Hallway:

Smoke alarm, double panelled radiator, thermostat, doors to WC, kitchen and lounge, stairs to first floor, power and lighting. Storage cupboards.

Kitchen/Diner:

A range of eye level and base units, 1 stainless steel sink, integrated fridge freezer, gas hob with extractor fan, electric oven, power and lighting, integrated washing machine. Two double glazed UPVC windows, double panelled radiator, double glazed double doors into garden, space for table and chairs.

Living Room:

Two double glazed UPVC windows, double panelled radiator, TV point, power and lighting.

Cloakroom:

WC, hand wash basin, wall mounted mirror, double panelled radiator, lighting and extractor fan.

First Floor Landing:

Loft hatch, smoke alarm, doors to bedrooms and bathroom, storage space.

Bedroom Three:

Double panelled radiator, double glazed upvc window, power and lighting.

Bedroom Two:

Double glazed UPVC window, single panelled radiator, power and lighting.

Bedroom One:

Double panelled radiator, double glazed UPVC window, power and lighting, thermostat, door to en-suite.

En-Suite:

WC, double glazed UPVC frosted window, hand wash basin with wall mounted mirror, heated hand towel rail, walk in shower with storage, lighting and extractor fan, shaver point.

Outside:

To the garden you will find a large patio area perfect for table and chairs, beyond this you will find a flat lawn. Surrounding this you will find secure fencing with a side access gate leading you to the parking.

To the front you will find off road parking for multiple vehicles.



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Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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.

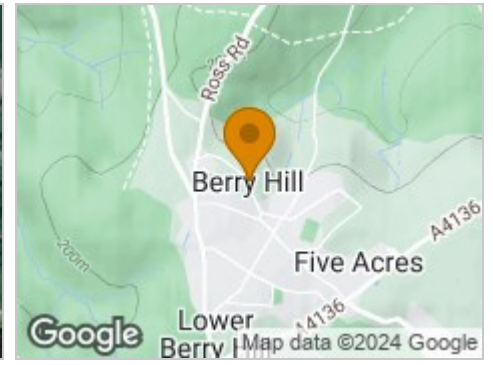
Road Map



Hybrid Map



Terrain Map



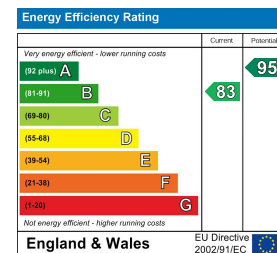
Floor Plan



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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