



10 Forest Patch

Berry Hill, GL16 8RB

£295,000



*** VIRTUAL TOUR AVAILABLE*** Dean Estate Agents are pleased to offer for sale this spacious semi-detached house With five bedrooms, lounge accompanied with a gas fire inset surrounded by limestone and storage packed kitchen, perfect for a family.

To the front of the property there is ample off road parking leading up to the garage and front door. A pathway leads around the side of the property to the rear garden which is mostly laid to lawn with a patio area for outdoor table and chairs, and garden shed with fence and hedging surround.

Situated in the popular village of Berry Hill, The property has local shops, pharmacy, and beautiful sceneries. Berry Hill is close to the bustling town of Coleford with further amenities to include cafes, shops, library and doctors surgeries. There are woodland walks near to the property to take advantage of the beautiful location.



Entrance Porch:

5'10" x 3'4" (1.80m x 1.02m)

Accessed via UPVC door, UPVC double glazed windows, Lighting.

Entrance Hallway:

5'11" x 15'4" (1.81m x 4.69m)

Radiator, electric and lighting, stairs to first floor landing, understairs storage space.

Lounge:

11'7" x 15'5" (3.54m x 4.72m)

Radiator, electric and lighting, limestone fireplace with gas fire inset, UPVC double glazed window.

Kitchen:

17'10" x 8'8" (5.46m x 2.66m)

Range of drawers, base and eye level units, lighting and electric, space for oven, plumbing for dishwasher, single bowl single drainer sink, extractor fan, radiator, fuse box, larder, two rear aspect UPVC double glazed windows.

Utility Room:

9'11" x 6'0" (3.03m x 1.84m)

Range of base, drawer and eye level, stainless steel single bowl and drainer sink , lighting and electric, Worcester combination boiler, plumbing for washing machine and tumble dryer, wooden double glazed window, UPVC double glazed door giving access to the garden.

Shower Room:

6'7" x 5'6" (2.03m x 1.68m)

W.C, wash hand basin, shaver point, lighting, radiator, corner shower with Mira electric shower over, side aspect wooden double glazed window.

First Floor Landing:

2'11" x 3'0" (0.91m x 0.92m)

Airing cupboard, access to loft space, lighting.

Bedroom 1:

10'11" x 11'7" (3.35m x 3.54m)

Radiator, power points, built in wardrobes, front aspect wooden double glazed window, lighting and eclectic.

Bedroom 2:

11'0" x 12'10" (3.36m x 3.92m)

Radiator, lighting and electric, built in wardrobes, UPVC double glazed window.

Bedroom 3:

9'10" x 12'11" (3.0m x 3.96m)

Radiator, electric and lighting, built in wardrobes, wooden double glazed window.

Bedroom 4:

9'10" x 8'10" (3.01m x 2.71m)

Radiator, electric and lighting, wooden double glazed window.

Bedroom 5:

6'8" x 7'3" (2.05m x 2.21m)

Radiator, lighting and electric, front aspect UPVC double glazed window.

Bathroom:

6'10" x 5'6" (2.09m x 1.68m)

W.C, wash hand basin, panelled bath with mixer tap and Mira electric shower over, extractor fan, radiator, UPVC double glazed window.

Garage:

10'0" x 16'8" (3.05m x 5.09m)

Accessed via up and over door, Lighting and electric, meter box.

Outside:

To the front of the property is off road parking leading up to the garage and front door. A pathway leads around the side of the property to the rear garden which is mostly laid to lawn with a patio area and garden shed with fence and hedging surround.



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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.

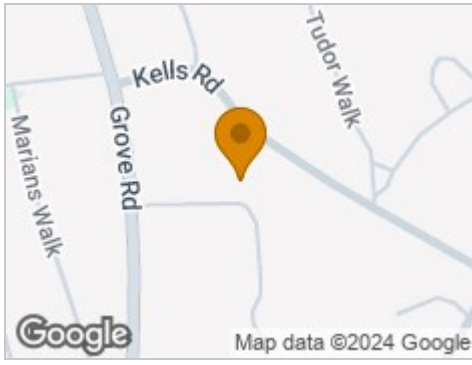
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval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

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



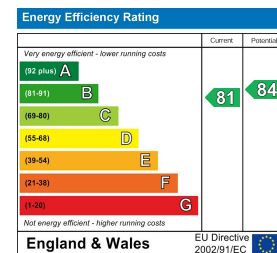
Floor Plan



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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