



16 Seymour Close

Berry Hill, Coleford, GL16 7RY

£365,000



VIRTUAL TOUR AVILABLE Dean Estate Agents are thrilled to bring to the market this well-presented, three bedroom detached bungalow situated in the sought-after village of Berry Hill.

This property has plenty to offer including a modern kitchen, two modern bathrooms, a sizable lounge, an integrated garage, solar panels, three double bedrooms and much more!

Conveniently within walking distance to a pharmacy, a free house, food takeaways, and a convenience store. Additionally, the area offers access to nearby woodlands, ideal for leisurely walks. Berry Hill is approximately 1.3 miles from the town center of Coleford, where a variety of supermarkets, cafes, free houses, and independent businesses can be found.



Enter via a UPVC front door into:

Entrance Porch:

Lighting, UPVC double glazed windows, tiled flooring.

Kitchen:

A range of eye level and base units, a stainless steel sink with integrated drainer unit and an extendable tap, an electric hob and oven, an integrated dishwasher, an integrated fridge and freezer, an integrated washing machine, boiler, UPVC double glazed window to front aspect, a breakfast bar, a double panelled radiator, LED spotlights.

Lounge:

Two double panelled radiator with radiators covers, double glazed UPVC doors to the rear garden, power and lighting, TV point.

Hallway:

A double panelled radiator with a radiator cover, doors to the bedrooms, bathroom, lounge and kitchen, BT point, power and lighting, loft hatch, thermostat.

Bedroom Three:

UPVC double glazed window to rear aspect, power and lighting, a double panelled radiator with a radiator cover.

Dining Room/Bedroom Two:

Power and lighting, a double panelled radiator with

radiator cover, UPVC double glazed window to front aspect, blinds and curtains.

Master Bedroom:

UPVC double glazed window to rear aspect, power and lighting, a double panelled radiator with radiator cover, space for wardrobes, TV point, blinds and curtains, built in wardrobe.

En-Suite:

A walk in shower, W.C, w wash hand basin with built in storage cupboards, a wall mounted light up mirror, a double panelled radiator, LED spotlights, an extractor fan.

Outside:

To the front of the property there is off road parking for 2-3 cars, laid-to lawn front garden.

As you approach the property you are met with the lower level of the garden comprising of a patio area with an awning, artificial grass and a shed. If you follow the pathway this will take you up a couple of steps to the upper level of the garden. Here you will find a laid to lawn section surrounded by mature shrubs. The garden is fully enclosed with a tall fence and gated side access.

Garage:

Power and lighting, up and over door.



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Tenanted Property – 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



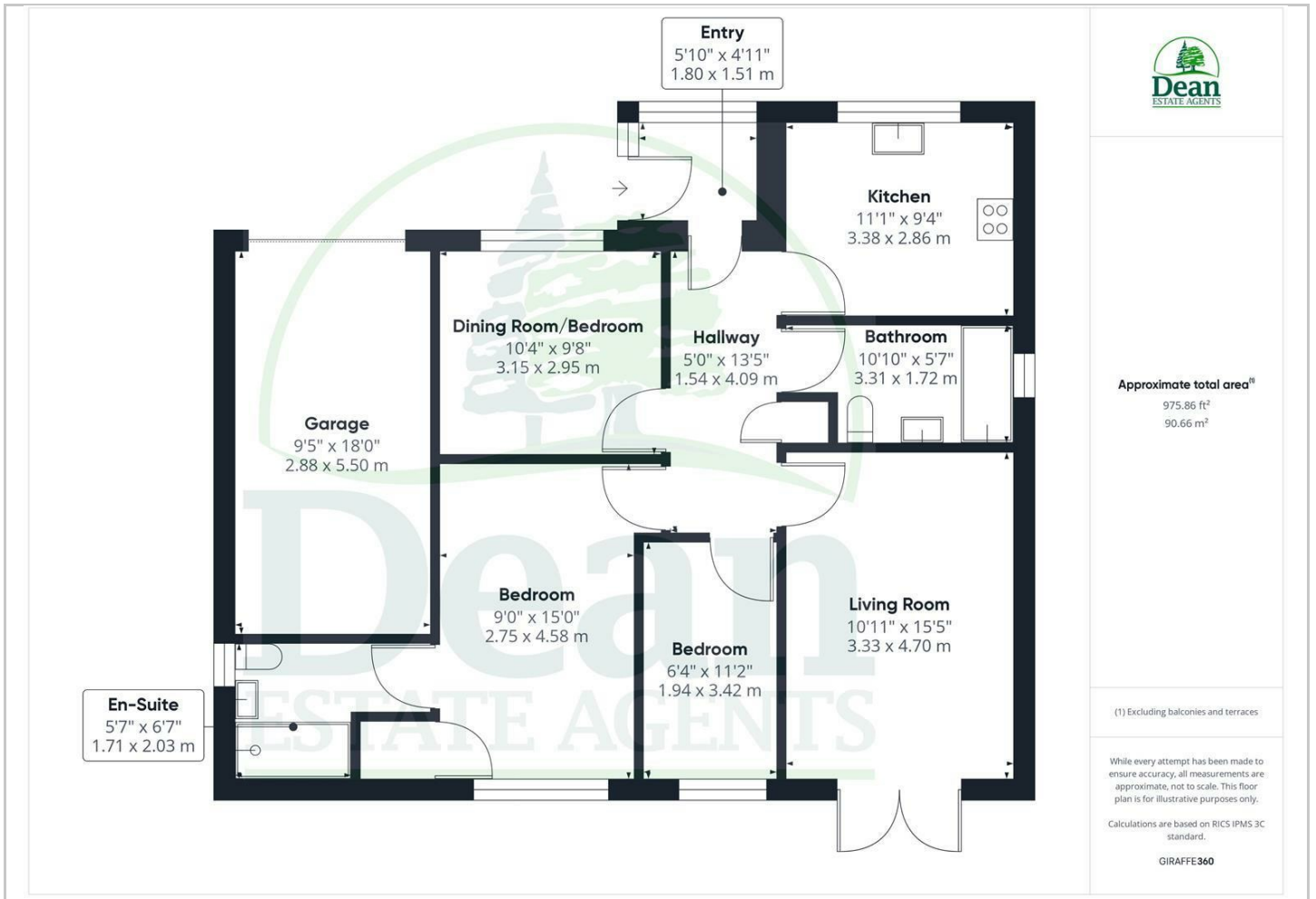
Hybrid Map



Terrain Map



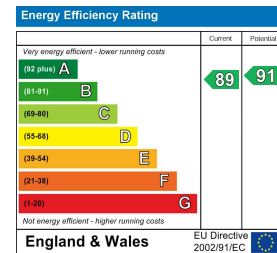
Floor Plan



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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