



11 Forest Patch

Berry Hill, Coleford, GL16 8RB

£280,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are pleased to offer this sizable semi-detached property to the market.

The home offers a spacious lounge, a kitchen/diner featuring double patio doors leading out to the sun room, three bedrooms, an easy access shower room, side lobby and a rear extension room.

The property benefits from ample off road parking to the front with a garage for additional storage, a front laid to lawn garden and an extensive rear mainly laid to lawn garden.

Situated in the popular village of Berry Hill, The property has access to many local shops, pharmacies, and other essential amenities. Berry Hill is a short distance to the bustling town of Coleford where there are additional amenities including cafes, shops, a library, a cinema and doctors' surgeries. There are woodland walks near to the property to take advantage of the beautiful location.



Entrance Hallway:

UPVC double glazed front door, a single panelled radiator, lighting.

Lounge:

15'5" x 11'7" (4.71m x 3.55m)

UPVC double glazed window, a double panelled radiator, TV point, power and lighting.

Kitchen/ Dining Room:

8'8" x 17'9" (2.65m x 5.43m)

A range of base, wall and drawer units, a stainless steel sink drainer unit, space for an oven, the mains consumer unit, the boiler, a single panelled radiator, UPVC double glazed window, power and lighting.

Side Lobby:

16'1" x 2'11" (4.92m x 0.91m)

UPVC double glazed doors to the front and rear, lighting.

Sun Room:

5'10" x 16'7" (1.78m x 5.07m)

UPVC double glazed doors and windows, a single panelled radiator, power and lighting.

First Floor Landing:

11'3" x 5'9" (3.43m x 1.77m)

UPVC double glazed window, loft access, a storage cupboard housing the hot water tank, smoke alarm, lighting.

Bedroom One:

12'11" x 11'1" (3.95m x 3.40m)

UPVC double glazed window, a single panelled radiator, fitted wardrobes, power and lighting.

Bedroom Two:

11'4" x 9'8" (3.47m x 2.96m)

UPVC double glazed window, a single panelled radiator, fitted wardrobes, power and lighting.

Bedroom Three:

7'3" x 6'7" (2.21m x 2.02m)

UPVC double glazed window, a single panelled radiator, power and lighting.

Shower Room:

5'4" x 6'10" (1.64m x 2.10m)

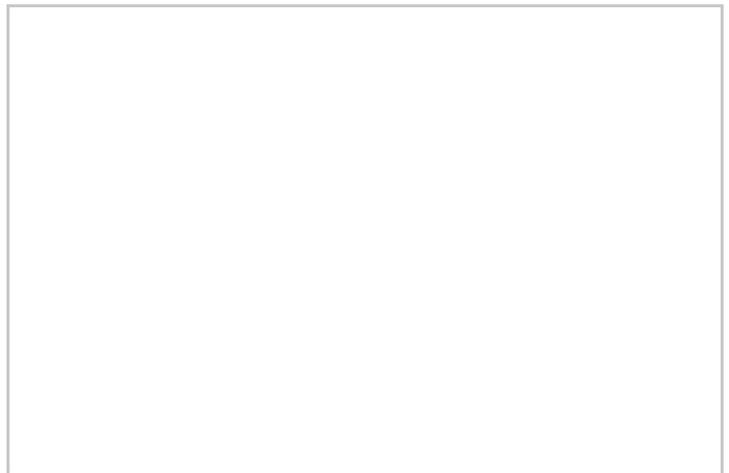
A step in shower, a pedestal sink unit, W.C, UPVC double glazed window, a single panelled radiator, lighting.

Garage:

Power and lighting with rear section converted and now hosting W.C, sink unit, lighting.

Outside:

To the front of the property there is ample off road parking and a lawned section. To the rear of the property you will find a patio area, perfect for getting together with friends and family and an ideal space for a rotary line and a large laid to lawn section.



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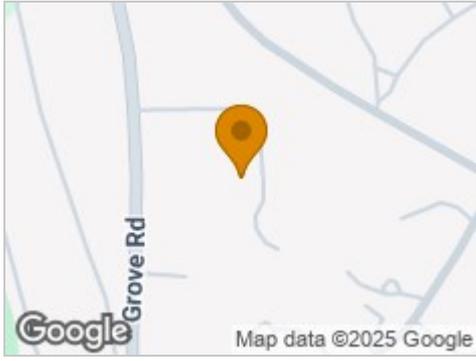
Tenanted Properties - we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you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

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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.

Road Map



Hybrid Map



Terrain Map



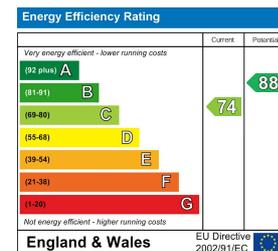
Floor Plan



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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