



9 The Crescent, Berry Hill, Coleford,
Gloucestershire, GL16 7RF

£165,000



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DEAN ESTATE AGENTS offer for sale this 3 bedroom semi-detached property with large gardens and conservatory.

The kitchen is located to the rear aspect, the lounge to the front and bathroom to the first floor.

There is no on-going chain with this property and viewing is advised.

The accommodation comprises of the following, all measurements are approximate:

The property is approached via a Upvc double glazed door into:

Entrance Hall: Stairs to first floor, panelled radiator, dado rail, under-stairs storage space and doors to conservatory, kitchen and lounge.

Kitchen - 12' 1" x 6' 8" (3.68m x 2.03m): Rear aspect with base and eye level units and drawers, rolled edge worktop surfaces, single drainer sink unit, extractor hood with light, plumbing for dishwasher, panelled radiator, vinyl flooring, Upvc double glazed window and door to rear garden.

Lounge - 22' 8" x 10' 9" (6.90m x 3.27m): Front aspect with Upvc double glazed French style doors to front garden, open fireplace, dado rail, fitted book shelving, built-in cupboard, panelled radiator and Upvc double glazed window.

Conservatory - 10' 0" x 9' 3" (3.05m x 2.82m): Upvc construction with double glazed windows, ceiling fan and light and Upvc double glazed French style doors to gardens.

First Floor Landing: Upvc double glazed window to rear aspect, power point and access into loft space.

Bedroom One - 10' 9" x 10' 5" (3.27m x 3.17m): Front aspect with Upvc double glazed window, panelled radiator and airing cupboard housing Worcester combination boiler.

Bedroom Two - 12' 0" x 10' 9" (3.65m x 3.27m): Front aspect with Upvc double glazed window, panelled radiator and built-in cupboard.

Bedroom Three - 10' 5" x 6' 9" (3.17m x 2.06m): Rear aspect with Upvc double glazed window and panelled radiator.

Bathroom: White suite comprising W.C, wash hand basin and corner bath, tiled walls and flooring, heated towel rail and Upvc double glazed window.

Outside: To the front of the property is an enclosed garden, shed/garage to the side, fenced boundaries and path to the right side of the house leading to the rear.

The rear gardens are of a good size and are laid mainly to lawn with shrubs, outbuilding with power, lighting and tap; outside light and fenced boundaries.

Consumer Protection from Unfair Trading Regulations 2008

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Viewings:

You are advised to contact the agent on the day of viewing to ensure that the appointment is confirmed or if you are unable to meet your appointment.

Reference: DEA02206

Tenure: We are advised freehold.

EPC Rating - E

Agents Note:

We await approval from the seller of this brochure and details, please contact Dean Estate Agents for an updated brochure when available.

Energy Performance Certificate

9, The Crescent, Berry Hill, COLEFORD, GL16 7RF

Dwelling type: Semi-detached house
Date of assessment: 17 March 2017
Date of certificate: 20 March 2017

Reference number: 8802-7332-6929-4097-5733
Type of assessment: RdSAP, existing dwelling
Total floor area: 88 m²

Use this document to:

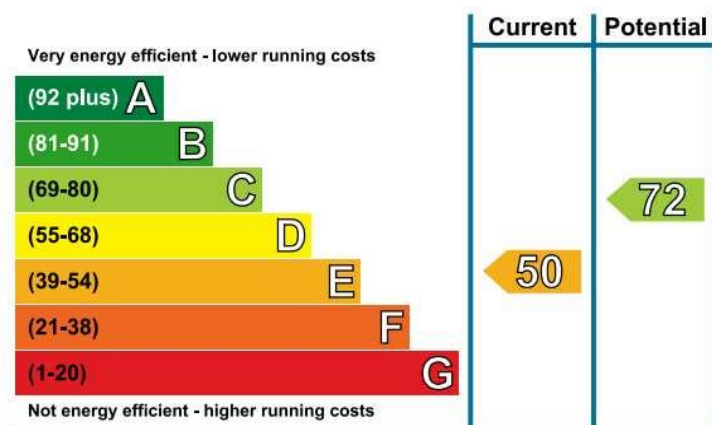
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,029
Over 3 years you could save	£ 957

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 174 over 3 years	
Heating	£ 3,405 over 3 years	£ 2,688 over 3 years	
Hot Water	£ 309 over 3 years	£ 210 over 3 years	
Totals	£ 4,029	£ 3,072	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 402
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 126
3 Low energy lighting for all fixed outlets	£40	£ 117

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.