



Deancroft, 3 Coverham Road
Berry Hill, Coleford GL16 7AU



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers In Excess Of £390,000

THREE/FOUR BEDROOM DETACHED 1930'S PERIOD PROPERTY BENEFITING FROM SPACIOUS ACCOMMODATION, CHARACTER FEATURES, ATTACHED DOUBLE GARAGE, OFF ROAD PARKING AND LARGE ENCLOSED REAR GARDEN.

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Chapel, Take-away Restaurant, Hairdressers and Chemist and two convenience stores, one with a post office. Sporting and social facilities within the village include Rugby and Cricket Club, Social Club and a handful of village pubs.

The neighbouring market town of Coleford is approximately 1 1/2 miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Banks, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Accessed via woodgrain effect upvc double glazed front door with obscure glazed panels inset and to each side into:

ENTRANCE HALL

Feature stone arch, coving, tiled flooring, power points, feature round window overlooking the front garden, wood block flooring, stairs to the first floor, single radiator, power points, side aspect aluminium double glazed window overlooking the patio, high handled wooden panelled door giving access to:

LOUNGE

14'11 x 12'05 (4.55m x 3.78m)

Feature fireplace with wood mantel, slate hearth, alcoves to either side, ceiling light, coving, picture rail, power points with USB power socket, double radiator, exposed timber floorboards, front aspect 8 bay UPVC double glazed window overlooking the pretty front garden and parking area.

KITCHEN

9'5 x 9'3 (2.87m x 2.82m)

Single bowl single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, tiled surrounds, range of base and wall mounted units, space for cooker with filter hood over, space for dishwasher, inset ceiling spots, coving, tiled flooring, two side aspect UPVC double glazed windows overlooking the patio and garden area, opening through to:

DINING ROOM

12'10 x 10'0 (3.91m x 3.05m)

Dual Aspect, Fireplace opening with Clearview multi fuel burning stove over an attractive stone hearth, coving, ceiling light, power points with USB sockets, single radiator, exposed stained timber floorboards, side aspect UPVC double glazed window overlooking the garden.

FROM THE KITCHEN THERE IS AN OPENING INTO:

UTILITY/LAUNDRY ROOM

13'2 x 8'10 (4.01m x 2.69m)

Coving, directional ceiling spots, rolled edge worktops, base units, space for automatic washing machine, space for tumble dryer, integrated freezer, tiled flooring, single radiator, two side aspect UPVC double glazed windows, stable door with inset glazed panel opening out to rear garden, opening to:

SMALL INNER HALLWAY, PLANK DOOR INTO:





CLOAKROOM

White suite comprising hidden cistern w.c with built in wash hand basin and monobloc mixer tap, half tiled walls, tiled flooring, lighting, extractor fan, plank door to:

SHOWER ROOM

Shower cubicle, Traditional Victorian style chrome overhead power rain shower with secondary handheld shower attachment, tiled flooring, tiled walls, attractive lighting, extractor fan, pitched ceiling with Velux window and single radiator.

STUDY/BEDROOM FOUR

13'5 x 6'6 (4.09m x 1.98m)

Exposed ceiling timber beams, directional ceiling spotlights, power points, single radiator, central heating timer controls, rear aspect UPVC double glazed window overlooking the rear garden.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

FIRST FLOOR LANDING

Coving, ceiling light, power points, exposed timber floorboards, side aspect double glazed window overlooking the garden.

BEDROOM ONE

15'05 x 12'05 (4.70m x 3.78m)

Coving, ceiling light, picture rail, double radiator, exposed timber floorboards, power points with USB sockets, side aspect UPVC double glazed window, front aspect UPVC double glazed 8 bay window overlooking the front garden.

BEDROOM TWO

12'2 x 10'0 (3.71m x 3.05m)

Coving, ceiling light, picture rail, single radiator, power points with USB sockets, painted timber floorboards, side aspect UPVC double glazed window overlooking the side garden, rear aspect UPVC double glazed window overlooking the rear garden.

BEDROOM THREE

7'07 x 6'11 (2.31m x 2.11m)

Coving, ceiling light, single radiator, power points with USB socket, exposed timber floorboards, front aspect UPVC double glazed window overlooking the front garden.

BATHROOM

9'04 x 6'01 (2.84m x 1.85m)

White suite comprising modern side panelled bath with shower mixer tap fitting over and shower screen fitted, tiled surrounds, close couple w.c., vanity wash hand basin with cupboards beneath and monobloc mixer tap over, heated towel radiator, extractor fan, inset ceiling spots, side aspect obscure double glazed window.

FROM THE LANDING A FIXED WOODEN AND PAINTED LADDER TYPE STAIRCASE LEADS TO:

LOFT ROOM

14'06 x 9'0 (4.42m x 2.74m)

Split into two areas, one with laminate flooring the other carpet, access to roof space, ceiling light, ceiling timbers, two side aspect roof lights, doors to eaves storage space, single radiator, power points, lighting.

OUTSIDE

The front garden is laid to lawn and a block paved driveway provides OFF ROAD PARKING FOR THREE VEHICLES and gives access to:

DOUBLE GARAGE

16'08 x 15'0 (5.08m x 4.57m)

Accessed via up and over door, power, lighting, tap, personal window and door to the rear, side aspect window, mezzanine type floorspace above used for further storage Two double power sockets, one at the rear and one at the front that can be used for Electric Vehicle charging.

Garden gate gives access to a paved pathway leading to the rear garden having a paved patio area, dwarf stone walls, outside tap, flower borders, trees and shrubs, step up to larger patio area with shrubs and bushes partially enclosed by small picket fencing, large lawn area, inset paved stones, small opening in hedge leading to a further garden area having lawn area, gravelled area, paved seating area GREENHOUSE, SUMMER HOUSE/STORE SHED, trees, shrubs, bushes, small pond. To the right hand side of the property is a further lawn area and secure fencing with a lockable gate.

SERVICES

Services - Mains water, electricity, gas and drainage – Recent (2022) replacement of underground water pipe from stopcock out on the street to the stopcock in the property

WATER RATES

TBC





LOCAL AUTHORITY

Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street,
Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

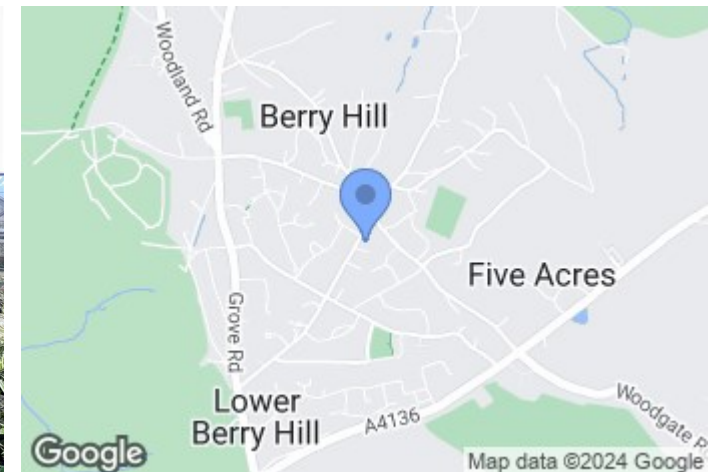
From Coleford town centre proceed to the traffic lights and turn left into Bank Street, continue along and take the second turning right signposted Berry Hill and proceed up the hill to the crossroads. Continue straight over into Grove Road and take the first turning right into Coverham Road, continue along to the bottom of the road where the property can be located on the right hand side via our for sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.





GROUND FLOOR



1ST FLOOR

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-64) D			
(39-54) E		59	71
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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