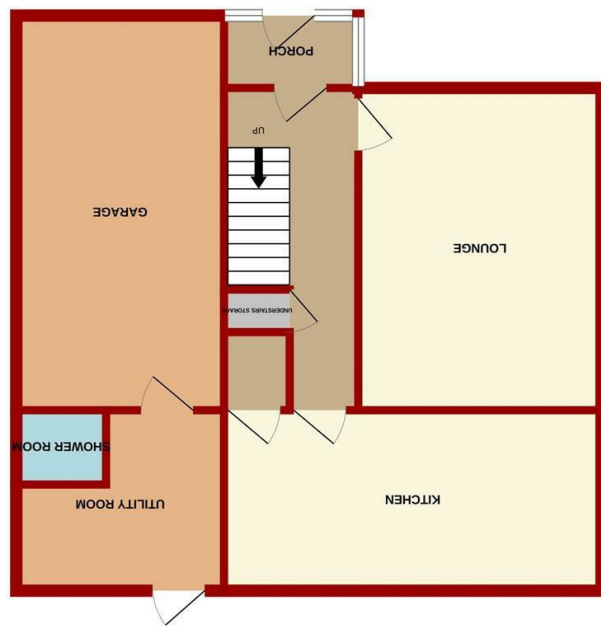
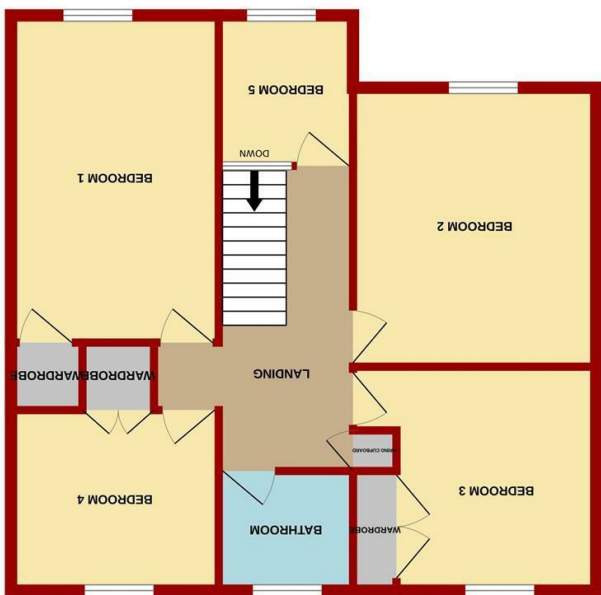
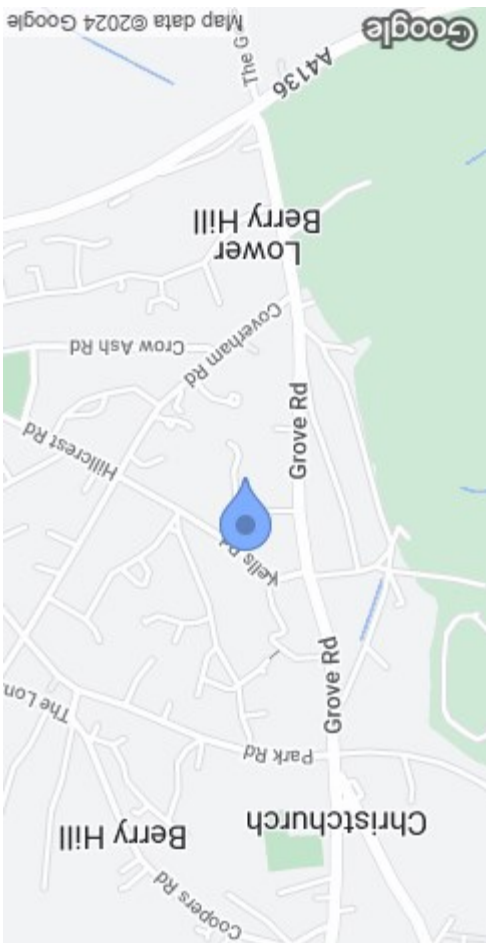




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (102-149 g/kWh) Yellow-Green C (149-176 g/kWh) Yellow D (176-214 g/kWh) Orange E (214-253 g/kWh) Red-Orange F (253-292 g/kWh) Red G (292-354 g/kWh) Dark Red



10 Forest Patch  
 Berry Hill, Coleford GL16 8RB

**£295,000**

FIVE BEDROOM SEMI DETACHED PROPERTY BENEFITTING FROM LARGE DOWNSTAIRS LIVING SPACE, DOWNSTAIRS SHOWER ROOM, FOUR DOUBLE BEDROOMS, GOOD SIZE REAR GARDEN AND NO ONWARD CHAIN.

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Chapel, Take-away Restaurant, Hairdressers and Chemist. Sporting and social facilities within the village include Rugby and Cricket Club.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



#### ENTRANCE PORCH

Accessed via a partly glazed upvc door, front and side aspect upvc double glazed windows, upvc double glazed door to:

#### ENTRANCE HALL

Radiator, power points, stairs to first floor landing, understairs storage space, door to:

#### LOUNGE

15'5 x 11'7 (4.70m x 3.53m)

Radiator, power points, Portuguese limestone fireplace with gas fire inset, front aspect upvc double glazed window.

#### KITCHEN

18'0 x 8'8 (5.49m x 2.64m)

Range of base, drawer and wall mounted units, space for oven, space for dishwasher, single bowl single drainer sink unit, extractor fan, power points, radiator, fuse box, larder, two rear aspect upvc double glazed windows, door to:

#### UTILITY ROOM

Range of base, drawer and wall mounted units, stainless steel single bowl single drainer sink unit, Worcester combination boiler, space for washing machine and tumble dryer, rear aspect wooden double glazed window, upvc double glazed door giving access to the garden.

#### SHOWER ROOM

Close coupled w.c., pedestal wash hand basin, shaver point, radiator, corner shower cubicle with Mira electric shower over, side aspect wooden double glazed window.

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

#### LANDING

Airing cupboard, access to loft space, door to:

#### BEDROOM 1

15'5 9'10 (4.70m x 3.00m)

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

#### BEDROOM 2

12'10 x 11'6 (3.91m x 3.51m)

Radiator, power points, built in wardrobes, front aspect upvc double glazed window.

#### BEDROOM 3

11'6 x 11'6 (3.51m x 3.51m)

Radiator, power points, built in wardrobes, rear aspect wooden double glazed window.

#### BEDROOM 4

9'11 x 8'11 (3.02m x 2.72m)

Radiator, power points, rear aspect wooden double glazed window.

#### BEDROOM 5

7'2 x 6'8 (2.18m x 2.03m)

Radiator, power points, front aspect upvc double glazed window.

#### BATHROOM

6'11 x 5'4 (2.11m x 1.63m)

Close couple w.c., pedestal wash hand basin, panelled bath with mixer tap and Mira electric shower over, extractor fan, radiator, rear aspect upvc double glazed window.

#### GARAGE

16'11 x 9'11 (5.16m x 3.02m)

Accessed via up and over door, power points, meter box.

#### OUTSIDE

To the front of the property is off road parking for several cars 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.

#### SERVICES

Mains water, mains electric, mains gas, mains drainage.

#### WATER RATES

To be advised.

#### LOCAL AUTHORITY

Council Tax Band: C

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

#### TENURE

Freehold.

#### VIEWINGS

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 our Coleford office proceed to the traffic lights turning left onto Bank Street, continue turning right signposted Berry Hill. Proceed to the crossroads, continuing straight over onto Grove Road, proceed along and take the right hand turning onto Forest Patch. Continue for a short distance where the property can be located on the left 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)