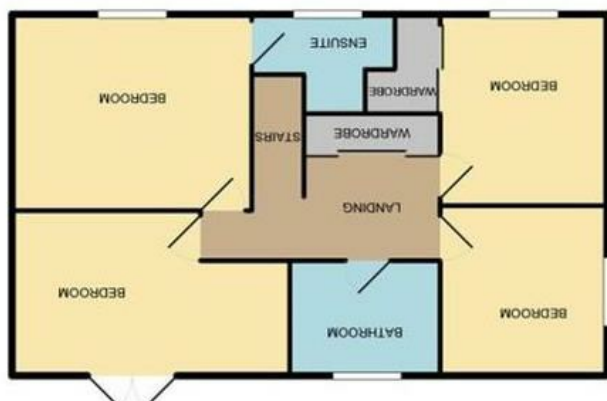
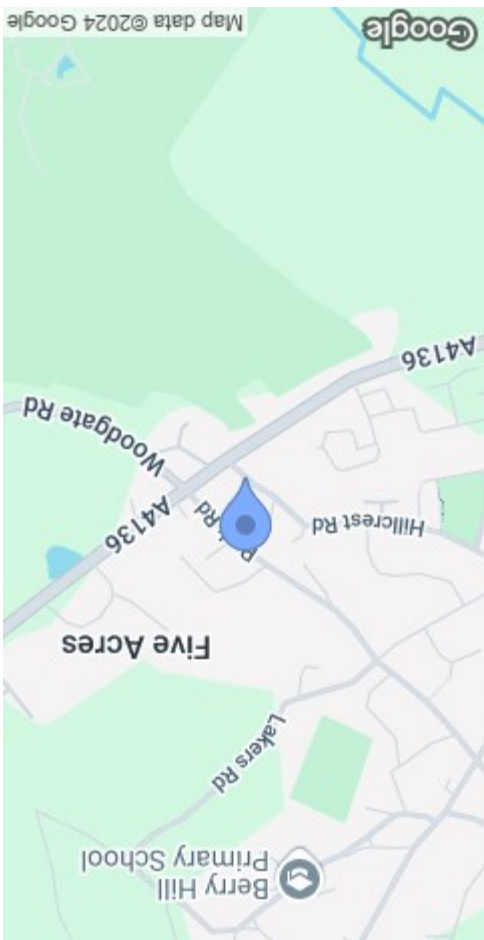




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environmental Impact (CO <sub>2</sub> ) Rating																												
<table border="1"> <tr><td>A</td><td>39-47</td></tr> <tr><td>B</td><td>48-55</td></tr> <tr><td>C</td><td>56-63</td></tr> <tr><td>D</td><td>64-68</td></tr> <tr><td>E</td><td>69-72</td></tr> <tr><td>F</td><td>73-77</td></tr> <tr><td>G</td><td>78-82</td></tr> </table>	A	39-47	B	48-55	C	56-63	D	64-68	E	69-72	F	73-77	G	78-82	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
A	39-47																												
B	48-55																												
C	56-63																												
D	64-68																												
E	69-72																												
F	73-77																												
G	78-82																												
A	1-10																												
B	11-20																												
C	21-30																												
D	31-40																												
E	41-50																												
F	51-60																												
G	61-70																												



New House Hillcrest Road  
 Coleford GL16 7RG

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Offers Over £350,000

THIS EXTREMELY SPACIOUS FOUR DOUBLE BEDROOM DETACHED HOUSE IS SITUATED IN THE THRIVING AND POPULAR VILLAGE OF BERRY HILL. THE PROPERTY HAS FOUR DOUBLE BEDROOMS, WITH THE MASTER BENEFITING FROM AN EN-SUITE, AN OPEN PLAN LIVING SPACE OFFERING THREE RECEPTION ROOMS, AMPLE OFF ROAD PARKING WITH GARAGE AND ENCLOSED GARDENS.

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.



Accessed via a partly double glazed door into entrance hallway which has radiator, power points and an opening into:

### OPEN PLAN KITCHEN/DINING/LIVING SPACE

38'08 x 21'11 (11.79m x 6.68m)

A large open plan space comprising kitchen, dining and living area.

### KITCHEN

A range of wall, base and drawer mounted units, space for fridge/freezer, power points, one and half bowl sink unit with taps over, space for rangemaster cooker, rear aspect UPVC double glazed window, side aspect door leading to the garden.

### DINING AREA

Power points, radiator, door to study and W.C., rear aspect UPVC double glazed french doors to garden.

### LIVING ROOM

Feature fireplace with woodburner inset, power points, television points, radiator, front aspect UPVC double glazed bay window.

### UTILITY

7'11 x 6'10 (2.41m x 2.08m)

Space for washing machine and tumble dryer, wall mounted units, power points, door into garage.

### STUDY

10'06 x 7'0 (3.20m x 2.13m)

Radiator, telephone point, power points, front aspect UPVC double glazed window.

### CLOAKROOM

Close coupled W.C., wash hand basin, front aspect UPVC double glazed frosted window.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR LANDING WITH DOORS TO:

### MASTER BEDROOM

14'07 x 12'02 (4.45m x 3.71m)

Radiator, television point, power points, front aspect UPVC double glazed window, door into:

### EN-SUITE SHOWER

Shower cubicle with mains shower attachment, close coupled W.C., wash hand basin, radiator, tiled flooring, front aspect UPVC double glazed frosted window.

### BEDROOM 2

12'09 x 10'06 (3.89m x 3.20m)

Built in wardrobes, radiator, television point, power points, front aspect UPVC double glazed window.

### BEDROOM 3

17'06 x 9'05 (5.33m x 2.87m)

Power points, television point, radiator, rear aspect UPVC double glazed french doors.

### BEDROOM 4

10'06 x 9'05 (3.20m x 2.87m)

Radiator, power points, television points, side aspect UPVC double glazed window.

### BATHROOM

White suite comprising paneled bath tub, close coupled W.C., wash hand basin, shower cubicle with mains shower attachment, radiator, tiled flooring, rear aspect UPVC double glazed window.

### GARAGE

20'09 x 11'03 (6.32m x 3.43m)

Accessed via an up and over door, power, lighting, wall mounted gas fired central heating boiler.

### AGENTS NOTE

Please note that some of the internal images of the property are virtually staged.

### SERVICES

Mains gas, water, electric, drainage, solar panels.

### WATER RATES

TBC

### LOCAL AUTHORITY

Council Tax Band: E  
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

### 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.