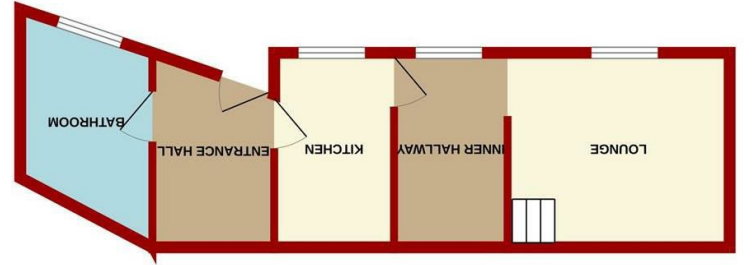
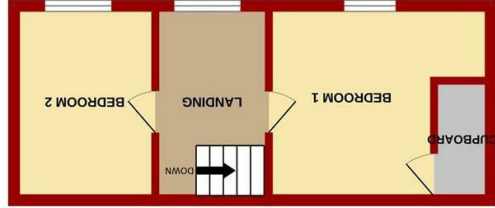
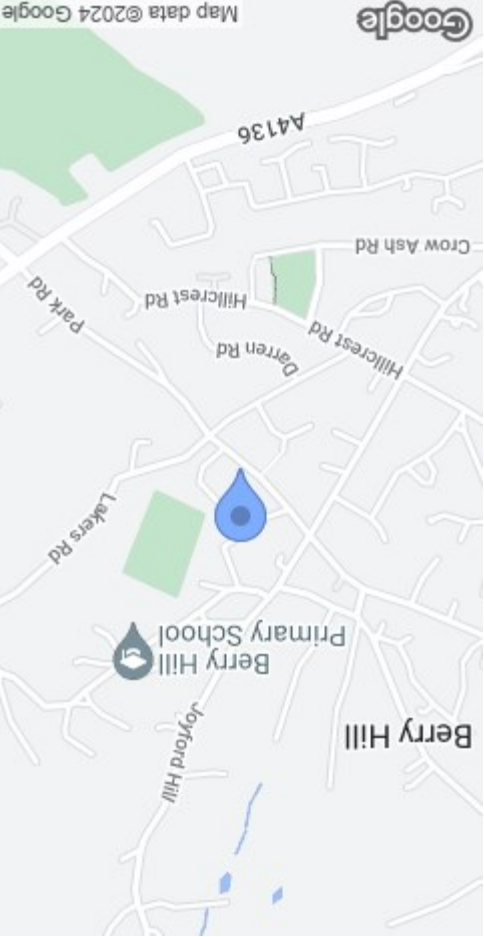




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating



26 Park Road
 Berry Hill, Coleford GL16 7QU

£250,000

A TWO BEDROOM DETACHED COTTAGE SITUATED IN THE POPULAR VILLAGE OF BERRY HILL, OFFERING CHARACTER FEATURES, UPVC DOUBLE GLAZING, MODERN AIR SOURCE HEAT PUMP, OFF ROAD PARKING, FRONT 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.



KITCHEN

11'3 x 5'6 (3.43m x 1.68m)

A range of base, drawer and wall mounted units, single bowl single drainer stainless steel sink unit with mixer tap over, space for oven, extractor hood, stainless steel splashback, partly tiled walls, wood effect flooring, exposed stone wall, radiator, front aspect upvc double glazed windows.

LOUNGE

11'0 x 9'8 (3.35m x 2.95m)

Radiator, power points, exposed stone fireplace, wood effect flooring, consumer unit, front aspect upvc double glazed window, front aspect upvc double glazed door.

BATHROOM

13'4 x 6'11 (4.06m x 2.11m)

Panelled bath with shower over, pedestal wash hand basin, WC, radiator, tiled flooring, front aspect upvc double glazed frosted window.

FROM THE LOUNGE STAIRS LEAD TO THE FIRST FLOOR:

LANDING

11'3 x 6'11 (3.43m x 2.11m)

Previously a bedroom, radiator, power points, access to loft space, door to:

BEDROOM 1

12'0 x 11'4 (3.66m x 3.45m)

Radiator, power points, access to loft space, front aspect upvc double glazed window.

BEDROOM 2

11'0 x 9'8 (3.35m x 2.95m)

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

OUTSIDE

The garden is laid to lawn with a pathway leading to the front door and store room and a driveway provides off road parking for several vehicles.

SERVICES

Mains water, electricity and drainage. Air source heat pump.

WATER RATES

To be confirmed.

LOCAL AUTHORITY

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

AGENTS NOTE

The property has a shared access drive with two neighbouring properties.

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 Coleford office turn left at the traffic lights signposted Berry Hill. Proceed along into Bank Street and turn right signposted Berry Hill. Continue up the hill until reaching the crossroads and proceed straight over. After a short distance turn right into Coverham Road. Continue along until reaching the bottom of this road. Turn right here and take the first left into Orchard Way. Proceed along bearing around to the right turning right on to the driveway which leads to the property.

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.

