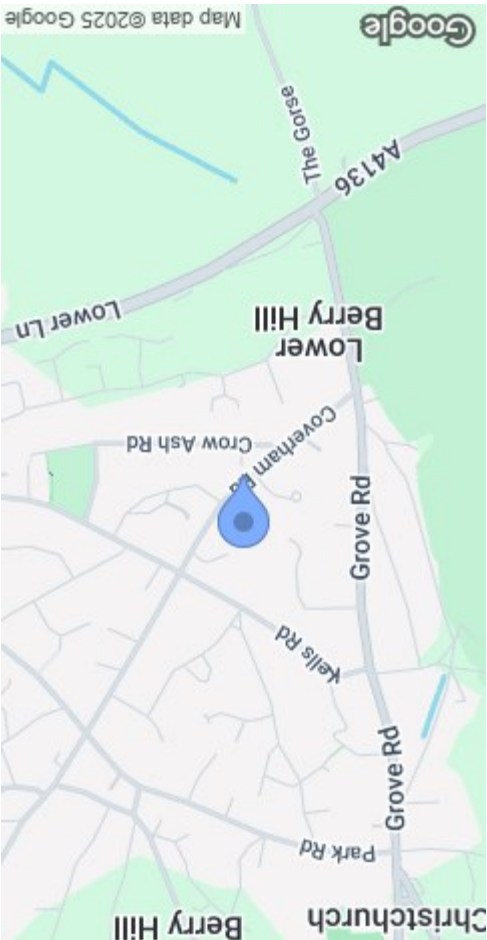


Energy Efficiency Rating	Current	Target
<p>England & Wales EU Directive 2002/91/EC</p> <p>Very Energy Efficient (A) 85-92% Energy Efficient (B) 81-84% Decent (C) 74-80% Average (D) 69-73% Below Average (E) 64-68% Poor (F) 59-63% Very Poor (G) 54-58%</p> <p>Target: 57% Current: 76%</p>	<p>England & Wales EU Directive 2002/91/EC</p> <p>Very Energy Efficient (A) 85-92% Energy Efficient (B) 81-84% Decent (C) 74-80% Average (D) 69-73% Below Average (E) 64-68% Poor (F) 59-63% Very Poor (G) 54-58%</p> <p>Target: 57% Current: 76%</p>	
Environmental Impact (CO ₂) Rating	Current	Target



STEVE GOOCH
ESTATE AGENTS | EST 1985

£450,000

This IMPRESSIVE FOUR BEDROOM DETACHED HOME offers a perfect blend of space and practicality. Inside, you'll find a NEWLY FITTED MODERN KITCHEN and a SLEEK NEWLY FITTED DOWNSTAIRS BATHROOM. The property benefits from a DOUBLE GARAGE, providing extra storage or workspace. Outside, the house benefits from EXPANSIVE GARDENS with several OUTBUILDING'S in addition to a SPACIOUS DRIVEWAY which can compliment several cars.

Located in the highly sought-after area of Berry Hill, this property is conveniently situated close to local schools and shops, making it an ideal choice for families and those seeking a desirable lifestyle.

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.



The property is accessed via a partly glazed frosted door into:

ENTRANCE HALLWAY

Stairs to First Floor Landing, radiator, power points.

LOUNGE

19'6 x 11'8 (5.94m x 3.56m)

Front aspect UPVC double glazed window, radiator, rear aspect sliding doors giving access out onto Garden, feature fireplace with multifuel burner inset, power points, television points.

STUDY/DINING ROOM

8'3 x 11'2 (2.51m x 3.40m)

Rear aspect UPVC double glazed window, door into Lounge, cupboard space, power points, inset ceiling spotlights.

SHOWER ROOM

4'9 x 7'10 (1.45m x 2.39m)

Sink with tap over, close coupled W.C., radiator, side aspect UPVC double glazed frosted window, walk in shower with electric triton shower over and a separate mains gravity fed shower, inset ceiling spotlights, extractor fan.

KITCHEN

8'5 x 11'1 (2.57m x 3.38m)

Rear aspect UPVC double glazed window, stainless steel sink with drainer unit and tap over, a range of wall, draw and base mounted units, built in hob, built in oven, space for dishwasher, space for fridge/freezer, radiator, side aspect UPVC double glazed door giving access out onto Garden and Garage.

FROM THE ENTRANCE HALLWAY STAIRS GIVE ACCESS TO:

FIRST FLOOR LANDING

Airing cupboard space housing a boiler, large cupboard storage space measuring 4'6 x 6, access to loft.

BATHROOM

4'10 x 9'4 (1.47m x 2.84m)

Side aspect UPVC double glazed frosted window, panelled bath with taps over, close coupled W.C., radiator, sink with tap over.

BEDROOM 1

10'1 x 11'8 (3.07m x 3.56m)

Rear aspect UPVC double glazed window, radiator, power points, wardrobe space with hanging and shelving options.

BEDROOM 2

8'10 x 11'8 (2.69m x 3.56m)

Front aspect UPVC double glazed window, radiator, power points

BEDROOM 3

8'6 x 9'1 (2.59m x 2.77m)

Rear aspect UPVC double glazed window, radiator, power points.

BEDROOM 4

6'4 x 7'1 (1.93m x 2.16m)

Rear aspect UPVC double glazed window, wardrobe space with hanging and shelving options, power points.

OUTSIDE

To the front of the property: laid to lawn area all surrounded by fencing, driveway offering off road parking.

To the rear of the property: Mostly laid to lawn with several out buildings, chicken coup, surrounded by walling and fencing.

GARDEN WORKSHOP

8'9 x 22'1 (2.67m x 6.73m)

Two front aspect UPVC double glazed windows, accessed via a UPVC double glazed door, side aspect UPVC double glazed door, power points, lighting.

SHED

9'0 x 11'1 (2.74m x 3.38m)

Stone built shed with access via a wooden door, side aspect UPVC double glazed window, power points, lighting.

EXITING THE FRONT DOOR FROM THE ENTRANCE HALLWAY A SEPERATE PARTLY GLAZED UPVC DOOR GIVES ACCESS TO:

DOUBLE GARAGE

UTILITY

10'11 x 4'5 (3.33m x 1.35m)

Range of wall, draw and base mounted units, space for two dryers, space for washing machine, stainless steel sink with drainer unit and tap over, power points, lighting.

A wooden internal door gives access into:

GARAGE SPACE

17'4 x 14'9 (5.28m x 4.50m)

Access via a manual up and over door, power points, lighting to the back access is given to:

INTERNAL STOREROOM

5'4 x 4'9 (1.63m x 1.45m)

Rear partly glazed wooden door giving access onto Rear GArden, power lighting.

DRIVEWAY

Tarmacked driveway with laid to lawn area to the side, surrounded by fencing and hedging, offering generous off road parking for multiple vehicles.

SERVICES

Mains water, electric, drainage and gas.

WATER RATES

Severn Trent - to be confirmed.

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 here and turn right signposted Berry Hill and proceed up the hill until reaching the crossroads. Continue straight over at the crossroads into Grove Road and take the first turning right into Coverham Road where after a short distance 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)

