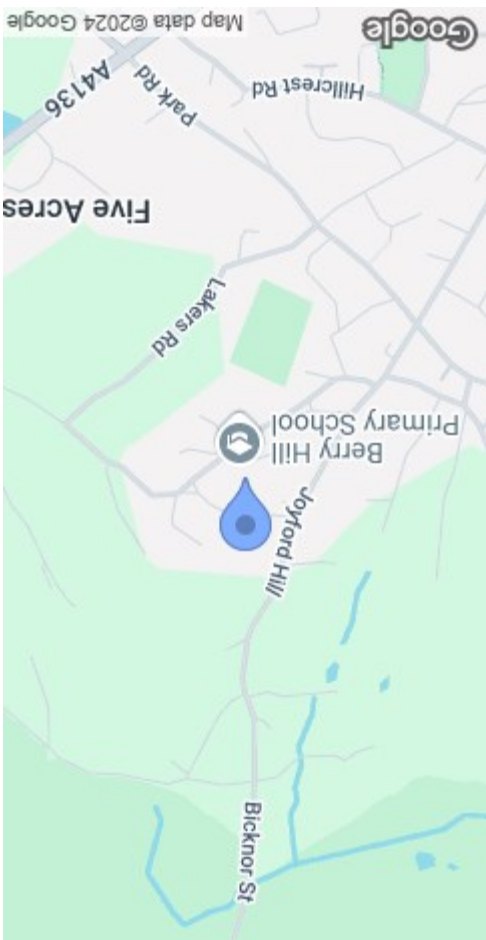




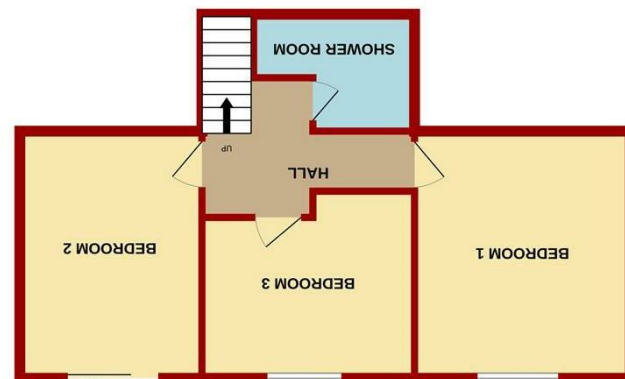
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
 A: 93-100 kWh/m ² (low energy cost) B: 81-92 kWh/m ² C: 69-80 kWh/m ² D: 55-68 kWh/m ² E: 45-54 kWh/m ² F: 35-44 kWh/m ² G: 1-34 kWh/m ² (high energy cost)	 A: 10-35 g/kWh (low CO ₂ emissions) B: 36-45 g/kWh C: 46-55 g/kWh D: 56-65 g/kWh E: 66-75 g/kWh F: 76-85 g/kWh G: 86-100 g/kWh (high CO ₂ emissions)

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



1ST FLOOR



GROUND FLOOR



1 Nine Wells Close
 Coleford GL16 7BZ

£440,000

Situated in the heart of the popular village of Berry Hill, this spacious three-bedroom detached property boasts stunning panoramic views of the surrounding countryside. Perfectly positioned, it offers off-road parking, a garage, and no onward chain. Enjoy the convenience of local amenities including schools, a chapel, takeaway restaurant, hairdressers, and a chemist, all within walking distance. With sporting and social facilities such as a rugby and cricket club nearby, and the bustling market town of Coleford just 1.5 miles away, this location provides an ideal blend of tranquility and accessibility.

This property features an impressive lounge with a Juliet balcony, a well-appointed kitchen and spacious dining room. These are all located on the first floor taking full advantage of the views. Downstairs there are three double bedrooms, one of which has double doors leading out to the beautifully maintained garden with a large patio area—ideal for soaking in the serene landscape.



ENTRANCE HALL

Accessed via a part double glazed composite door. Radiator, power points, two storage cupboards, front aspect double glazed upvc window, door to:

LOUNGE

23'0 x 11'09 (7.01m x 3.58m)

Radiators, power points, television point, feature fireplace, rear aspect double glazed upvc windows, double glazed upvc sliding doors with a Juliet balcony having panoramic views towards surrounding countryside.

DINING ROOM

12'03 x 11'10 (3.73m x 3.61m)

Radiator, power points, serving hatch through to kitchen, rear aspect double glazed upvc window.

KITCHEN

12'04 x 12'02 (3.76m x 3.71m)

A range of base, drawer and wall mounted units, stone effect worktops, one and a half bowl single drainer stainless steel sink unit with mixer tap above, space for range cooker, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, space for freezer, Worcester oil fired boiler, radiator, power points, partly tiled walls, front aspect double glazed upvc window.

BATHROOM

8'10 x 5'08 (2.69m x 1.73m)

White suite comprising of panelled bath, low level WC, pedestal wash hand basin, tiled flooring, tiled walls, radiator, front aspect double glazed upvc frosted window.

FROM THE ENTRANCE HALL, STAIRS LEAD DOWN TO THE GROUND FLOOR:

HALLWAY

Power points, door to:

BEDROOM 1

13'06 x 11'09 (4.11m x 3.58m)

Radiator, power points, built in storage cupboards and wardrobes, rear aspect double glazed upvc window.

BEDROOM 2

11'10 x 10'04 (3.61m x 3.15m)

Radiator, power points, rear aspect double glazed upvc sliding doors out to the garden.

BEDROOM 3

11'07 x 8'09 (3.53m x 2.67m)

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

SHOWER ROOM

7'07 x 7'02 (2.31m x 2.18m)

Double shower unit with mains shower over, enclosed by tiling, low level WC, pedestal wash hand basin, radiator, tiled walls.

OUTSIDE

To the front of the property wrought iron gates give access to the driveway providing off road parking for 2 cars. The front garden is mostly laid to lawn with mature shrubs and flower borders, enclosed by fencing and walling. The driveway leads up to:

GARAGE

18'01 x 10'05 (5.51m x 3.18m)

Accessed via an electric roller door, power, lighting, loft space.

A pathway leads around the side of the property to the rear garden having lovely mature flower borders and shrubs, large patio seating area, lawn area and panoramic views over surrounding countryside.

SERVICES

Mains water, electricity and drainage. Oil heating.

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.

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 town centre proceed to the traffic lights and turn left into Bank Street, proceed along here and turn right signposted Berry Hill and continue up the hill until reaching the crossroads. From here proceed straight over into Grove Road and continue along turning right into Coverham Road, proceed to the bottom of the road and continue straight over at the crossroads onto Joyford Hill. Take the first right hand turning into Nine Wells Road and continue along turning left into Nine Wells Close where the property can be found in front of you 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)