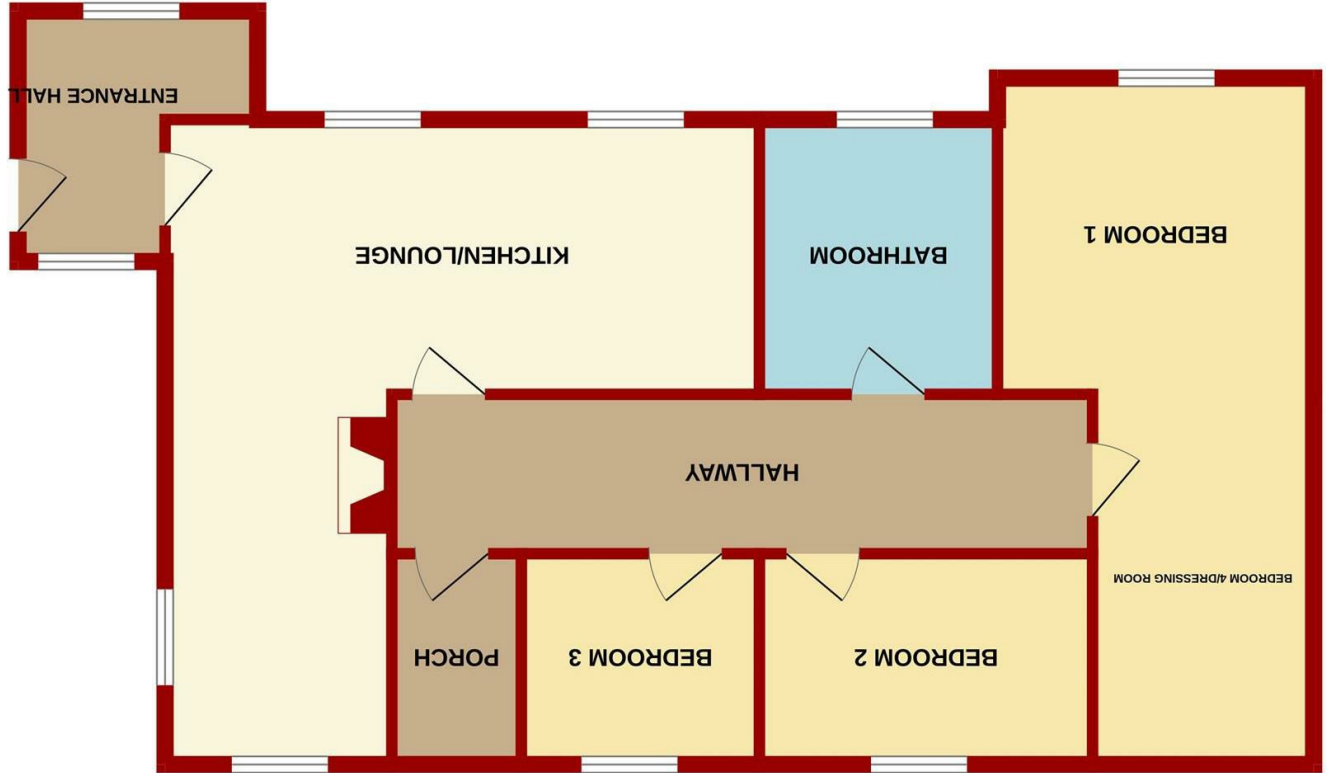
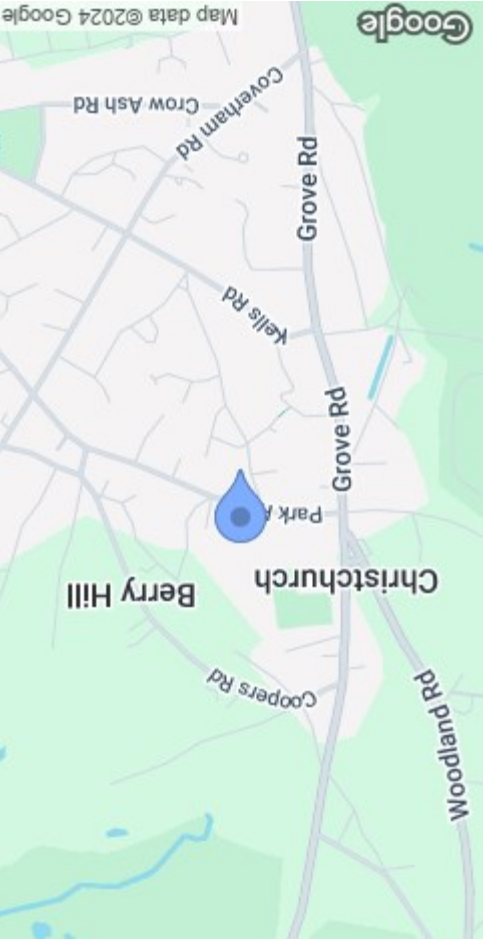




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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)	A (1-10)
B (81-91)	B (11-20)
C (69-80)	C (21-30)
D (55-68)	D (31-40)
E (39-54)	E (41-50)
F (21-38)	F (51-60)
G (1-20)	G (61-70)



32 Tudor Walk  
 Coleford GL16 7AE



**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

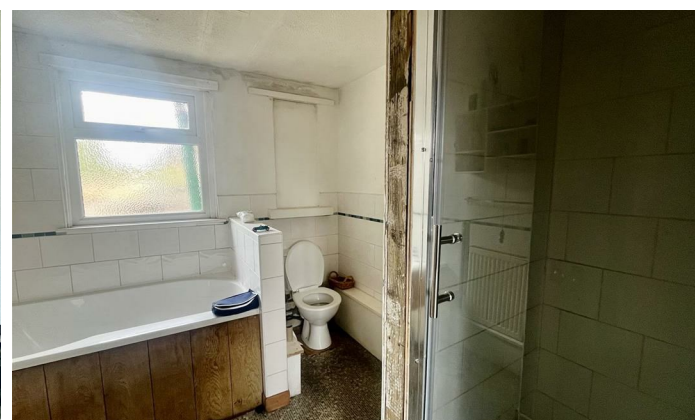
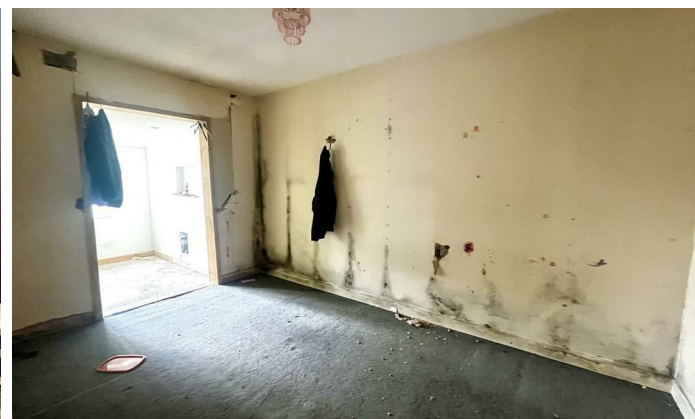


**£200,000**

Presenting a fantastic renovation opportunity with added potential of improving further, in the popular area of Berry Hill, this four-bedroom detached bungalow benefitting from large plot, four good size bedrooms, close to nearby shops 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, Bank, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



#### **ENTRANCE HALL**

5'1 x 8'6 (1.55m x 2.59m)

Property is accessed via a partly glazed UPVC door, (L shaped entrance hallway), front aspect double glazed UPVC window, rear aspect double glazed UPVC window, UPVC door giving access into;

#### **LOUNGE/ KITCHEN/ DINING AREA**

20'4 x 20'1 (6.20m x 6.12m)

Front and side aspect double glazed UPVC window, power points, television point, radiator, coal fire, rear aspect double glazed UPVC window

#### **KITCHEN**

Rear aspect double glazed UPVC window, space for oven, stainless steel one and a half bowl drain and sink unit with tap above, a range of wall, drawer and base mounted units, power points, strip lighting, door giving access into hallway

#### **INNER HALLWAY**

Comprises of radiator, power points. Wooden door giving access into small porch area with shelving and hanging space (originally the front door), from the inner hallway all doors gives access into all bedrooms and bathroom.

#### **BEDROOM ONE**

12'8 x 7'7 (3.86m x 2.31m)

Radiator, power points, rear aspect double glazed UPVC window, opening with two steps leading into;

#### **BEDROOM FOUR/ ENSUITE**

10'1 x 10'1 (3.07m x 3.07m)

Rear aspect UPVC double glazed window, power points. (Room for renovating into an en-suite with the necessary permissions)

#### **BEDROOM TWO**

11'5 x 7'3 (3.48m x 2.21m)

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

#### **BEDROOM THREE**

8'3 x 7'3 (2.51m x 2.21m)

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

#### **BATHROOM**

8'3 x 9'4 (2.51m x 2.84m)

Rear aspect double glazed UPVC frosted window, walk in shower cubicle with electric shower over, extractor fan, panelled bath with mixer taps over, radiator, cupboard housing Valliant boiler, close coupled W.C, sink with tap over.

#### **OUTSIDE**

To the front of the property there is a driveway suitable for several vehicles, front garden which is mostly laid to lawn, wooden outbuilding area, side access into the rear garden both sides of the property.

#### **REAR GARDEN**

Concrete laid area, several outbuildings, laid to lawn area, large corner plot which includes a shed and vegetable beds.

#### **SERVICES**

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

#### **WATER RATES**

Severn Trent - 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 Coleford town centre proceed to the traffic lights and turn left into Bank Street, continue along turning right signposted Berry Hill and proceed up the hill. On reaching the crossroads continue straight over into Grove Road and proceed along for approximately half a mile turning right at the crossroads into Park Road, taking the next turning right into Tudor Walk where the property can be found 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).

#### **AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.