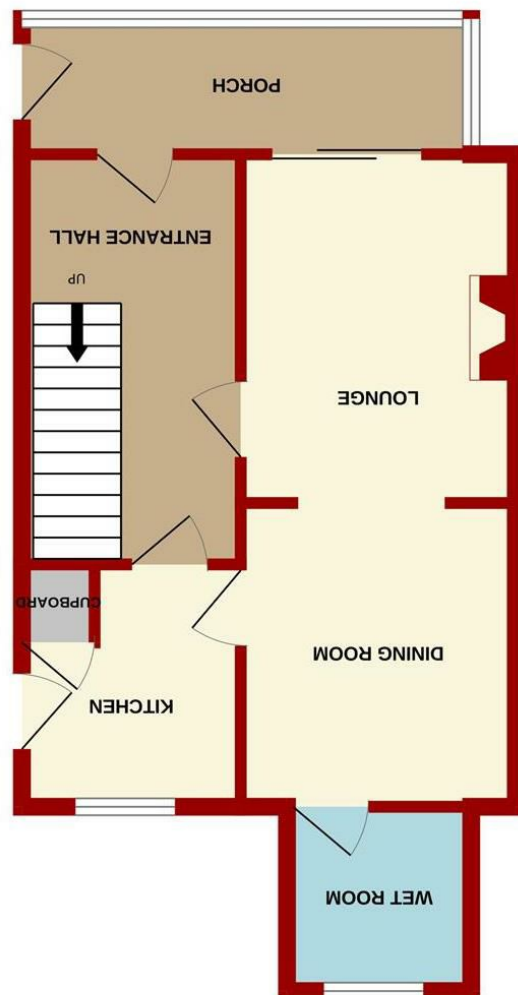
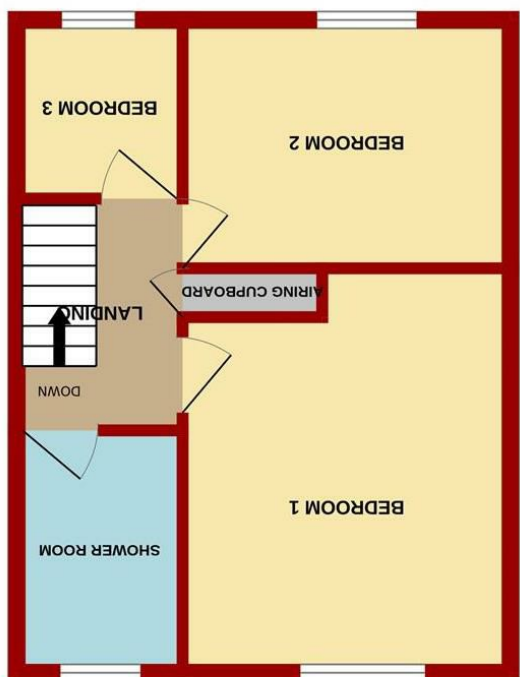
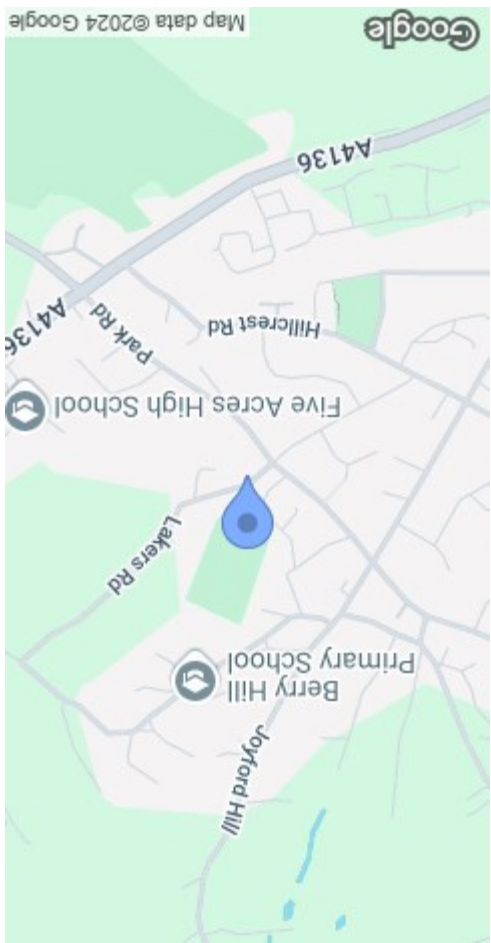




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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: 92-100 kWh/m ² (low energy) B: 81-91 C: 69-80 D: 55-68 E: 41-54 F: 21-40 G: 1-20 (high energy)	 A: 100-120 g/kWh B: 120-140 C: 140-160 D: 160-180 E: 180-200 F: 200-220 G: 220-250



2 Lakers Road
 Five Acres, Coleford GL16 7QT

£225,000

THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE POPULAR VILLAGE LOCATION OF BERRY HILL. PROPERTY HAS BENEFIT TO IMPROVE/ MODERNISE FURTHER. OFF ROAD PARKING FOR SEVERAL VEHICLES. CLOSE TO LOCAL AMENITIES. EASILY MANTAINABLE GARDEN AND BEING SOLD WITH 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 including a Rugby 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.



Property is accessed via a partly glazed UPVC door into:

PORCH

16'01 x 4'06 (4.90m x 1.37m)

Front aspect double glazed UPVC window and side aspect double glazed UPVC frosted window, polycarbonate roof, power points, partly glazed metal door giving access into:

ENTRANCE HALLWAY

Stairs to first floor landing, night storage heater, electric radiator, power points, door into the lounge, rear door giving access into:

KITCHEN

9'10 x 8'00 (3.00m x 2.44m)

Rear aspect double glazed UPVC window, range of wall, drawer and base mounted units, stainless steel one and half bowl single drainer unit with tap over, space for oven, space for washing machine, space for fridge/ freezer, under stairs storage space, power points, serving hatch, side aspect partly glazed metal door giving access out to the driveway. Door giving access into:

DINING ROOM

10'01 x 9'01 (3.07m x 2.77m)

Rear aspect double glazed UPVC window, electric radiator, power points, opening giving access into lounge, door giving access into:

WET ROOM

6'01 x 6'01 (1.85m x 1.85m)

Rear aspect double glazed UPVC frosted window, close couple W.C, vanity wash hand basin with taps over, heated towel rail, rainfall and handheld shower which runs off the mains and an extractor fan.

LOUNGE

11'06 x 10'07 (3.51m x 3.23m)

Front aspect sliding doors that gives access out to the porch area,

electric fireplace with feature fireplace surround, power points and a door giving access back out to the entrance hallway.

From the entrance hallway, stairs giving access up to first floor landing.

LANDING

Side aspect double glazed UPVC window, airing cupboard housing a combination hot water tank, loft access space, door giving access into:

BEDROOM ONE

10'11 x 11'07 (3.33m x 3.53m)

Rear aspect double glazed UPVC window, power points and a night storage heater.

BEDROOM TWO

10'02 x 9'01 (3.10m x 2.77m)

Front aspect double glazed UPVC window, power points and a night storage heater.

BEDROOM THREE

8'01 x 7'01 (2.46m x 2.16m)

Front aspect double glazed UPVC window, power points and a night storage heater.

SHOWER ROOM

7'05 x 5'06 (2.26m x 1.68m)

Rear aspect double glazed UPVC frosted window, sink with tap over, close couple W.C, walk in shower with electric shower over.

OUTSIDE

To the front of the property is a driveway suitable for multiple vehicles all surrounded by hedging and a picket fence.

To the rear of the property there is a single garage which is accessed via a manual up and over door with a side aspect single glazed window. The rear garden is low maintenance and comprises of patio areas, stone chippings, surrounded by hedging and fencing.

SERVICES

Mains Water, Electricity, Drainage, Electric Heating.

WATER RATES

Severn Trent.

LOCAL AUTHORITY

Council Tax Band: B

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, proceed to the top of the hill and turn right at the crossroads. Proceed along passing the petrol station on the left hand side and on reaching the traffic lights turn left into Park Road, continue along turning right into Lakers Road where the property can be found 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)

