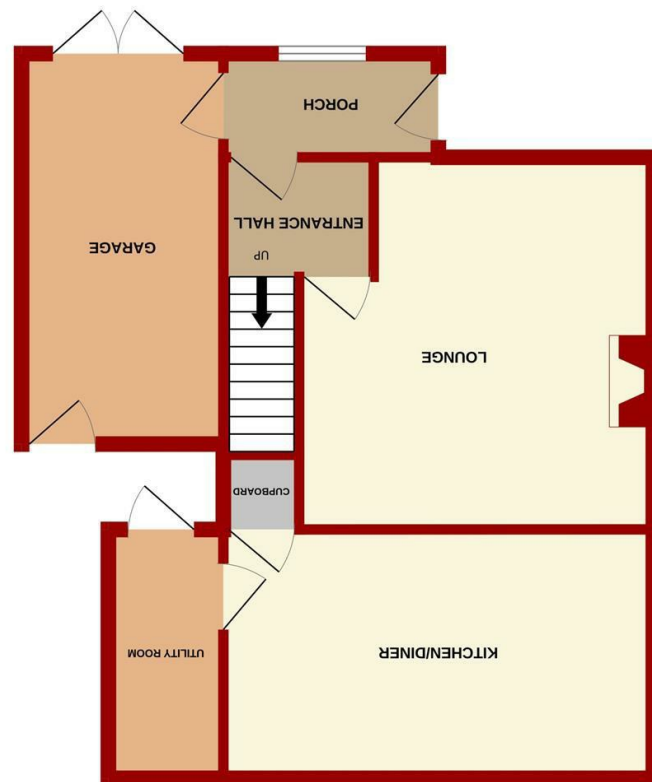
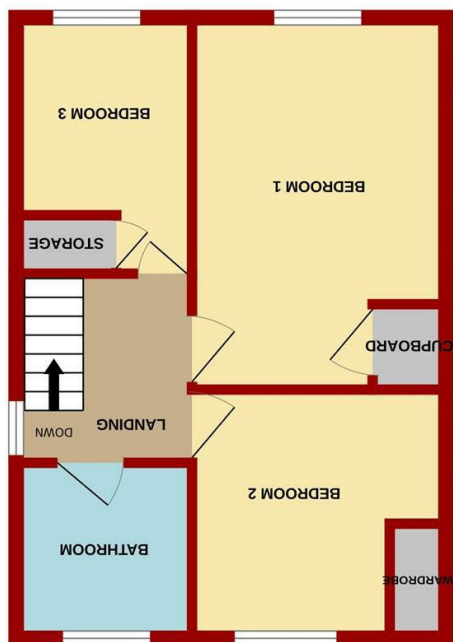
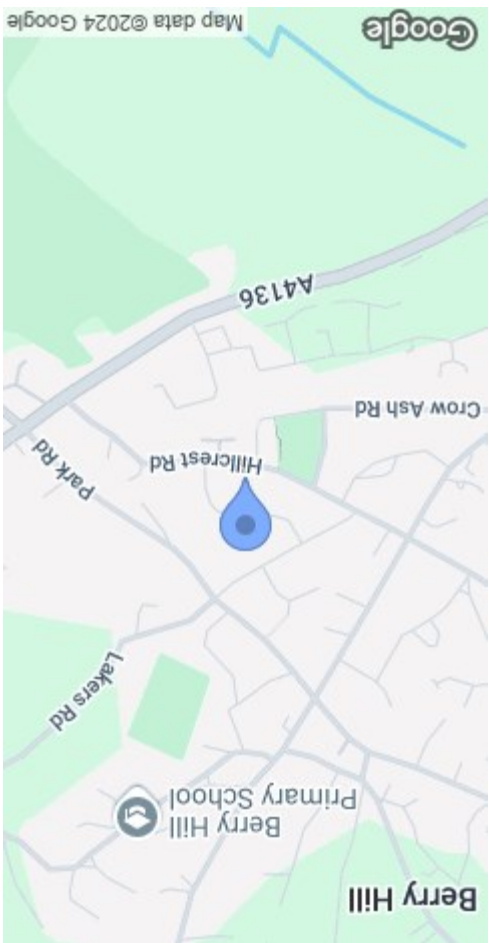
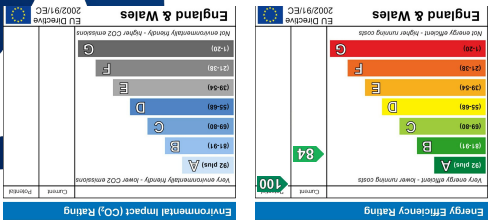




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



31 Hillcrest Road
 Berry Hill GL16 7RG

£220,000

THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE POPULAR VILLAGE LOCATION OF BERRY HILL. THE PROPERTY IS BENEFITTING FROM POTENTIAL TO MODERNISE/ IMPROVE FURTHER, OFF-ROAD PARKING FOR SEVERAL CARS 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 include 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, Bank, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Property is accessed via partly glazed UPVC frosted door into:

PORCH

Front aspect double glazed UPVC window, wooden door which gives access out to the garage and a UPVC partly frosted door giving access into:

ENTRANCE HALLWAY

Stairs to first floor landing, radiator, power points, fuse box. Door giving access into:

LOUNGE

14'01 x 13'04 (4.29m x 4.06m)

Front aspect double glazed UPVC window, radiator, power points, TV point, electric fireplace. Door giving access into:

KITCHEN/ DINER

16'06 x 9'05 (5.03m x 2.87m)

Two rear aspect double glazed UPVC windows, radiator, power points, range of drawer, wall and base mounted units, stainless steel one and half single drainer unit with tap over, four gas ring hob and built in oven, space for fridge/freezer. Door giving access into:

UTILITY ROOM

4'04 x 9'01 (1.32m x 2.77m)

Rear aspect double glazed UPVC window, space for washing machine, space for tumble dryer, rear aspect wooden door giving access out to the side.

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

LANDING

Side aspect double glazed UPVC window, steps that gives access up to a loft room which could potentially lead to a conversion under various planning permission consent, airing cupboard space, power points. Door giving access into:

BATHROOM

6'08 x 6'08 (2.03m x 2.03m)

Rear aspect double glazed UPVC frosted window, sink with tap over, close couple W.C, panelled bath with taps over and a shower attachment above which runs off the mains, extractor fan, radiator.

BEDROOM ONE

13'11 x 9'07 (4.24m x 2.92m)

Front aspect double glazed UPVC window, radiator, power points, built in wardrobe space, a door to a cupboard which houses a radiator and shelving options.

BEDROOM TWO

9'10 x 9'07 (3.00m x 2.92m)

Rear aspect double glazed UPVC window, radiator, power points and built in wardrobe with shelving.

BEDROOM THREE

6'09 x 9'08 (2.06m x 2.95m)

Front aspect double glazed UPVC window, radiator, power points, over the stairs storage space.

GARAGE

7'07 x 14'10 (2.31m x 4.52m)

Access via wooden doors, tin roof, system for solar panels, power points, side aspect door which gives access to the porch, rear aspect door which leads out to the rear garden, stepping out to an under cover area.

OUTSIDE

To the front of the property there is a tarmac driveway which has parking for several cars, laid to lawn area, surrounded by picket fencing and hedging.

The rear garden is mostly laid to lawn with a pathway running through the middle, garden shed, raised patio area, all surrounded by fencing and hedging.

SERVICES

Mains Water, Electricity, Drainage. Gas 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.

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, proceed along here taking the second turning right signposted Berry Hill and continue to the top of the hill. At the crossroads turn right and proceed along turning left after the Gamekeepers Inn into Hillcrest 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)

AGENTS NOTE

The property has solar panels that are owned by the current vendors and will be passed onto the new owner however the feed tariff goes back to the National Grid.

