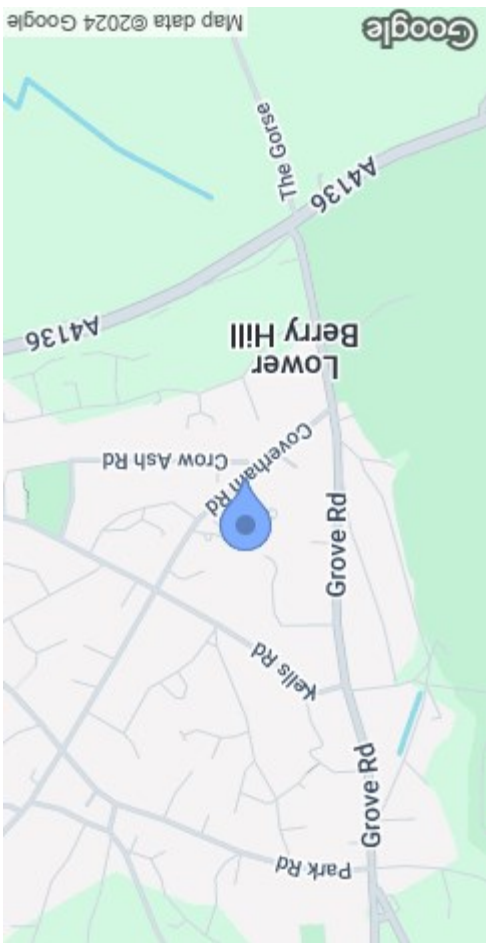


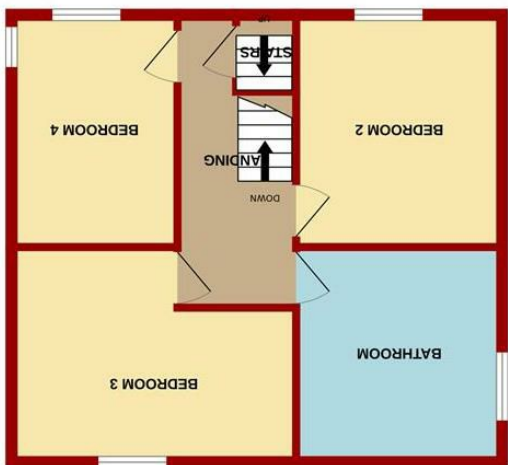


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating
A (93-100 kWh/m ² per year)	A (100)
B (81-92 kWh/m ² per year)	B (91-90)
C (69-80 kWh/m ² per year)	C (82-81)
D (55-68 kWh/m ² per year)	D (73-72)
E (43-54 kWh/m ² per year)	E (64-63)
F (31-42 kWh/m ² per year)	F (55-54)
G (21-30 kWh/m ² per year)	G (46-45)
H (15-20 kWh/m ² per year)	H (37-36)
I (10-14 kWh/m ² per year)	I (28-27)
J (5-9 kWh/m ² per year)	J (19-18)



TOTAL FLOOR AREA: 1765 sq. ft. (164.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2024



1ST FLOOR
 513 sq. ft. (47.6 sq.m.) approx.



GROUND FLOOR
 1252 sq. ft. (116.3 sq.m.) approx.



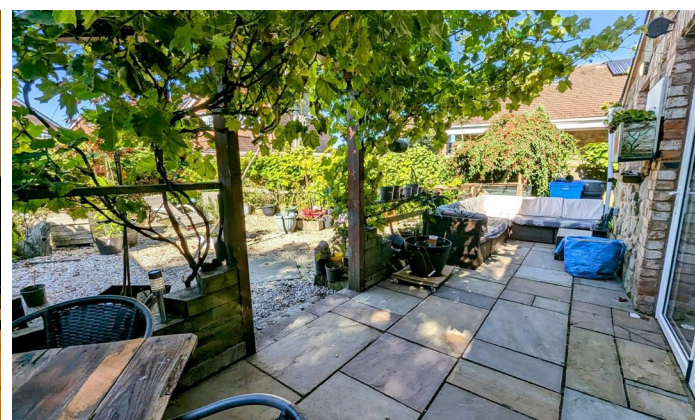
70 Coverham Road
 Berry Hill, Coleford GL16 7RD

£499,950

EXTENDED 1765 SQ FT, FOUR BEDROOM DETACHED FAMILY HOME, HAVING AN IMPRESSIVE L-SHAPED OPEN PLAN KITCHEN, DINING AND LIVING SPACE, SEPERATE SNUG, FOUR DOUBLE BEDROOMS, THREE BATHROOMS AND UTILITY ROOM. OUTSIDE THERE IS PLENTIFUL PARKING AND WRAP AROUND GARDENS WITH SEVERAL ATTRACTIVE SEATING AREAS AND A WORKSHOP.

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 a part double glazed UPVC door into an open plan living space.

LIVING ROOM

37'08 x 9'09 (11.48m x 2.97m)

Tiled flooring, entrance area leading to a flexible open plan family living space, log burning stove, radiators, power points, TV point, side and rear aspect double glazed UPVC windows, roof lights, exposed feature beams and bricks, opening leading into:

DINING ROOM

14'00 x 10'05 (4.27m x 3.18m)

Stunning vaulted ceiling, height at apex measures 13'06, radiator, power points, rear aspect double glazed UPVC window, double glazed UPVC bi-folding doors, opening into:

KITCHEN

21'11 x 9'03 (6.68m x 2.82m)

Range of base, wall and drawer mounted units, rolled edge worktops, single bowl single drainer sink unit with mixer tap above, 5 ring gas hob, integrated oven, space for fridge/ freezer, rear aspect double glazed UPVC window, ceiling skylight.

SNUG

21'02 x 13'09 (6.45m x 4.19m)

Tiled flooring, radiator, power points, TV point, feature fireplace with inset log burner, two storage cupboards, pannelled walls, coving, front aspect double glazed UPVC frosted window, part glazed door through into:

UTILITY ROOM

17'11 x 7'06 (5.46m x 2.29m)

Range of base and wall mounted units, rolled edge worktops, space and plumbing for washing machine, space and plumbing for tumble dryer, power points, glass atrium skylight, front aspect double glazed UPVC double doors, door leading into:

WET ROOM

7'01 x 4'11 (2.16m x 1.50m)

Tiled flooring and walls, wet room shower, wash hand basin, W.C, rear aspect double glazed UPVC window.

BEDROOM ONE

11'03 X 10'00

Radiator, power points, opening via a sliding pocket door into:

EN-SUITE W.C

5'05 x 3'01 (1.65m x 0.94m)

Low level W.C, vanity wash hand basin with tiled splashback.

LANDING

Stairs leading up to the first floor landing which comprises of a radiator, power points, folding door into:

BEDROOM TWO

10'05 x 11'01 (3.18m x 3.38m)

Radiator, power points, side aspect double glazed UPVC window.

BATHROOM

9'08 x 8'09 (2.95m x 2.67m)

Tiled flooring, white suite comprising of 'P' shaped bath with shower head over, pedestal wash hand basin, low level W.C, heated towel rail, rear aspect double glazed UPVC frosted window, inset ceiling spotlights.

BEDROOM THREE

13'09 x 8'11 (4.19m x 2.72m)

Radiator, power points, side aspect double glazed UPVC window.

BEDROOM FOUR

7'07 x 11'03 (2.31m x 3.43m)

Radiator, power points, side and front aspect double glazed UPVC windows.

From the landing, door which gives access to a stairwell which leads up to the loft space which is boarded, has power and is currently used for storage.

OUTSIDE

The property sits in a generous plot of 0.12 of an acre. A gated entrance opens on to a gravelled off road parking area for numerous cars to the side of the house. The front garden is enclosed by fencing and hedging and a path wraps around leading to a raised fish tank, seating area and lawn.

The rear garden can then be accessed by following this path or taking a separate

covered path up the left hand side of the path which runs under the overhang of the extension.

Having been thoughtfully landscaped, the westward facing rear garden has an array of seating areas to choose from and also benefits from a workshop.

SERVICES

Mains Water, Electricity, Drainage, Gas Heating.

WATER RATES

Severn Trent

LOCAL AUTHORITY

Council Tax Band: D
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 and take the second turning right signposted Berry Hill and proceed up the hill to the crossroads. Continue straight over into Grove Road and take the first turning right into Coverham Road, continue along this road where the property can be located 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)

