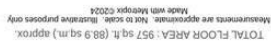
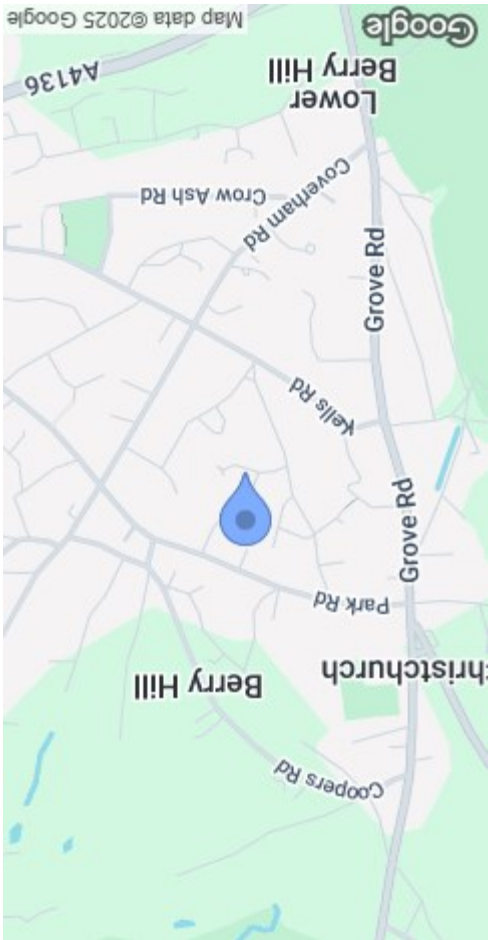


	EU Directive 2009/1/EU	England & Wales	EU Directive 2009/1/EU	England & Wales
Energy Efficiency Rating	<p>Average energy efficiency rating: higher heating costs</p>	<p>Average energy efficiency rating: higher heating costs</p>	<p>Average energy efficiency rating: higher heating costs</p>	<p>Average energy efficiency rating: higher heating costs</p>
Environmental Impact (CO <sub>2</sub> ) Rating	<p>Average environmental impact: lower CO<sub>2</sub> emissions</p>	<p>Average environmental impact: lower CO<sub>2</sub> emissions</p>	<p>Average environmental impact: lower CO<sub>2</sub> emissions</p>	<p>Average environmental impact: lower CO<sub>2</sub> emissions</p>



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



Guide Price £290,000

THREE BEDROOM DETACHED BUNGALOW SET IN A QUIET CUL-DE-SAC IN A SOUGHT AFTER VILLAGE LOCATION, SOLAR PANELS, EN-SUITE TO MASTER BEDROOM, SOUTH FACING REAR GARDEN, DRIVEWAY LEADING TO GARAGE 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 Club. There is a useful convenience store just a few minutes walk away, you will also then find the bus stop with buses going in to Coleford and Ross-on-Wye

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



The property is accessed via a part double glazed frosted upvc door to:

**ENTRANCE PORCH**  
Inset ceiling spotlights, front and side aspect double glazed upvc frosted windows, double glazed upvc frosted door to:

**ENTRANCE HALL**  
Radiator, power points, access to loft space, storage cupboard, door to:

**KITCHEN**  
11'0 x 9'03 (3.35m x 2.82m)  
A range of base, drawer and wall mounted units, rolled edge worktops, integrated oven with four ring electric hob and extractor fan above, one and a half bowl single drainer stainless steel sink unit with mixer tap above, space and plumbing for washing machine, space for fridge/freezer, part tiled walls, power points, appliance points, wall mounted Worcester gas fired combination boiler, front aspect double glazed upvc window.

**LOUNGE**  
15'06 x 11'0 (4.72m x 3.35m)  
Radiators, power points, television point, side aspect double glazed upvc window, rear aspect double glazed upvc windows and door out to the rear garden.

**BEDROOM 1**  
15'01 x 9'01 (4.60m x 2.77m)  
Radiator, power points, wardrobe with hanging space and shelving, rear aspect double glazed upvc window, door to:

**EN-SUITE**  
9'05 x 6'07 (2.87m x 2.01m )  
Corner shower unit with mains shower over, pedestal wash hand basin, WC, bidet, part tiled walls, heated towel rail, side aspect double glazed upvc frosted window.

**BEDROOM 2**  
10'04 x 9'09 (3.15m x 2.97m)  
Radiator, power points, front aspect double glazed upvc window.

**BEDROOM 3**  
11'04 x 6'05 (3.45m x 1.96m)  
Radiator, power points, rear aspect double glazed upvc window.

**BATHROOM**  
11'0 x 5'07 (3.35m x 1.70m)  
Panelled bath with shower over, pedestal wash hand basin, WC, radiator, side aspect double glazed upvc frosted window.

**OUTSIDE**  
To the front of the property a driveway provides off road parking for 1 car leading up to the garage. The front garden is laid to lawn with mature shrubs and gated access leads around to the private rear garden having various seating areas, mature shrubs and trees. There is an attractive patio seating area which has a creeping thyme.

**SERVICES**  
Mains water, electricity, gas and drainage. South facing solar panels

**WATER RATES**  
Severn Trent - to be confirmed.

**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, take a left at the traffic lights and head towards Staunton Road. Take a right onto The Gorse and continue up the hill until reaching the crossroads. Go straight over at the cross roads onto Grove Road. Turn right onto Coverham Road then a left onto Kells Road. Turn right and keep left onto Tudor Walk then turn right into Seymour Close, 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).

**MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY**  
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**AGENTS NOTE**  
There is the benefit of solar panels which are owned by the property.