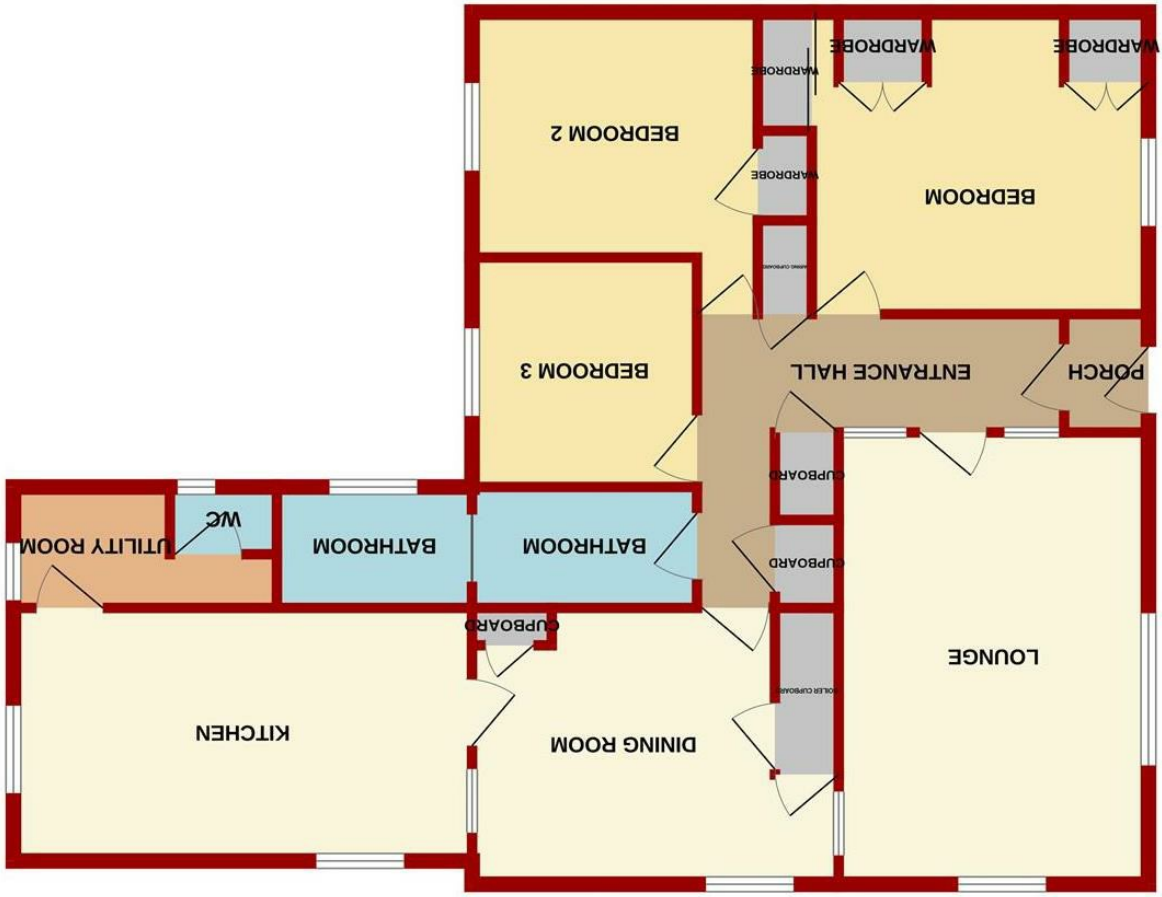
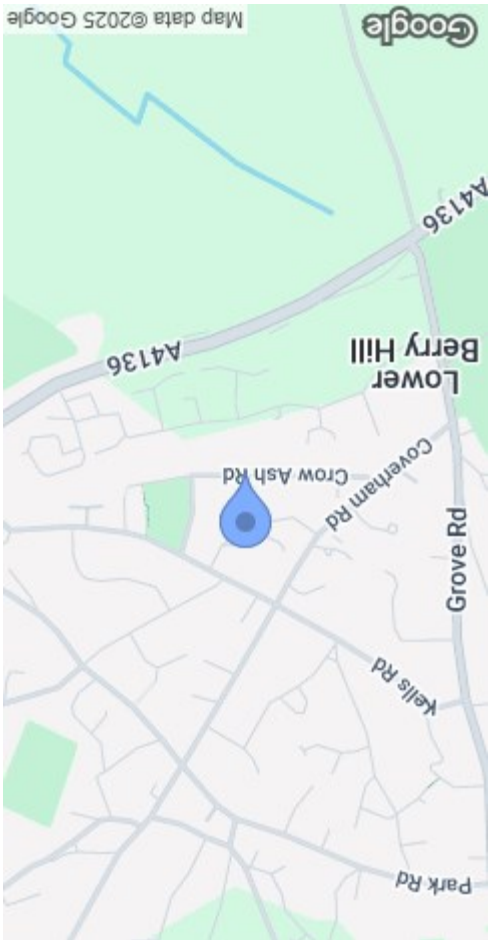


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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                             |        |
|--|--------|
| Current  | Future |
| 83   |        |
| 71   |        |
| A (92-100) Very energy efficient - low running costs |        |
| B (81-91)  |        |
| C (69-80)  |        |
| D (55-68)  |        |
| E (39-54)  |        |
| F (29-38)  |        |
| G (1-28) Not energy efficient - high running costs   |        |
| EU Directive 2002/91/EC                              |        |

| Environmental Impact (CO <sub>2</sub> ) Rating                             |        |
|--|--------|
| Current  | Future |
| A (92-100) Very environmentally friendly - lower CO <sub>2</sub> emissions |        |
| B (81-91)  |        |
| C (69-80)  |        |
| D (55-68)  |        |
| E (39-54)  |        |
| F (29-38)  |        |
| G (1-28) Not environmentally friendly - higher CO <sub>2</sub> emissions   |        |
| EU Directive 2002/91/EC  |        |



Forest Way Crow Ash Road  
Berry Hill, Coleford GL16 7RB



£375,000

A generously proportioned three-bedroom detached bungalow, located in the charming and ever popular village of Berry Hill. This property offers a wonderful opportunity for modernization, allowing you to put your personal touch on it.

The property benefits from a spacious driveway, providing ample parking, and a large kitchen area that could easily be transformed into an open-plan kitchen and dining space, perfect for entertaining. The property also features well-sized gardens, ideal for outdoor relaxation and gardening enthusiasts.

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 door into:

**ENTRANCE HALLWAY**

Leads to a wooden frosted door into the main hallway. Radiator, power points, two cupboard spaces with hanging and shelving options, door giving access into:

**LOUNGE**

10'10 x 11'11 (3.30m x 3.63m)

Front and side aspect double glazed upvc windows, radiator, gas feature fireplace with surround, TV point, power points.

**BEDROOM ONE**

11'04 x 13'10 (3.45m x 4.22m)

Front aspect double glazed upvc windows, radiator, power points, large wardrobe space.

**BEDROOM TWO**

11'08 x 13'10 (max measurement) (3.56m x 4.22m (max measurement))

Rear aspect double glazed upvc window, radiator, power points, wardrobe.

**BEDROOM THREE**

8'09 x 8'07 (2.67m x 2.62m)

Rear aspect double glazed upvc window, radiator, power points.

**BATHROOM**

5'11 x 15'11 (max measurement) (1.80m x 4.85m (max measurement))

'L' shaped suite. Walk in shower with a Mira electric shower over, corner bath, wc, sink with tap over, side aspect double glazed upvc frosted window.

**DINING ROOM**

10'10 x 13'09 (3.30m x 4.19m)

Side aspect double glazed upvc window, cupboard space housing a Vaillant boiler, radiator, power points, cupboard space with shelving within. Wooden frosted door giving access into:

**KITCHEN**

11'06 x 17'03 (3.51m x 5.26m)

Side and rear aspect double glazed upvc window, radiator, power points, range of wall, drawer and base mounted units, stainless steel one and half bowl single drainer unit with taps over, extractor fan, built in induction hob, strip lighting, space for fridge/ freezer, built in oven. Door giving access into:

**UTILITY ROOM**

7'06 x 10'08 (2.29m x 3.25m)

'L' shape utility room. Rear aspect double glazed upvc window, rear aspect frosted door which gives access out to the garden, range of wall, drawer and base mounted units, space for washing machine, one and a half bowl drainer unit with tap over, power points. Door giving access into:

**CLOAKROOM**

2'05 x 5'02 (0.74m x 1.57m)

Side aspect double glazed upvc frosted window, close coupled wc.

**OUTSIDE**

The front of the property is access via a five bar gate into a driveway area, feature front garden which comprises of a lawn and patio area is surrounded by walls and fencing.

**REAR GARDEN**

Small patio area, greenhouse, laid to lawn area, all enclosed by hedging and fencing.

**GARAGE**

Accessed via two manual doors, side aspect single glazed window.

**SERVICES**

Mains Water, Drainage, Electricity, Gas.

**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.

**WATER RATES**

Severn Trent - rates to be advised.

**LOCAL AUTHORITY**

Council Tax Band: D  
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 the Coleford office proceed down to the traffic lights turning left onto the Staunton road, take the second turning right signposted to Berry Hill, upon reaching the cross road proceed straight over into Grove Road, taking the first turning right into Coverham Road and then turn into Crow Ash Road 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.

