

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	
EU Directive 2002/91/EC	Energy Rating
Very energy efficient - low running costs	A
101-110 kWh/m ² per year	B
91-100 kWh/m ² per year	C
81-90 kWh/m ² per year	D
71-80 kWh/m ² per year	E
61-70 kWh/m ² per year	F
51-60 kWh/m ² per year	G
41-50 kWh/m ² per year	H
31-40 kWh/m ² per year	I
21-30 kWh/m ² per year	J
11-20 kWh/m ² per year	K
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£365,000

Located on a QUIET ROAD in the sought-after area of BERRY HILL, this DETACHED DORMER BUNGALOW offers SPACIOUS AND VERSATILE LIVING, with THREE DOUBLE BEDROOMS, THREE BATHROOMS, and THREE RECEPTION ROOMS, all offered 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, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



The property is accessed via partly double glazed upvc door into:

ENTRANCE HALLWAY

Radiator, power points, TV point, understairs storage cupboard, stairs lead to the first floor. Door into:

SHOWER ROOM

Enclosed shower cubicle with tiled surround, low level W.C, wall mounted wash band basin, radiator, front aspect upvc double glazed frosted window. Worth noting, this shower room could be made into an en suite for bedroom 3.

BEDROOM 3

11'04 x 11'02 (3.45m x 3.40m)

Radiator, power points, coving, front aspect upvc double glazed window.

KITCHEN

21'05 x 8'06 (6.53m x 2.59m)

Tiled flooring, range of base, wall and drawer mounted units, rolled edge worktops, one and a half bowl single drainer sink unit, four ring gas hob, double oven, integrated fridge, space and plumbing for washing machine and dishwasher, space for further fridge/freezer, wall mounted gas fired Worcester boiler, inset ceiling spot lights, coving. Opening into:

DINING ROOM

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

Radiator, power points, side aspect double glazed upvc window. Opening into:

GARDEN ROOM

11'00 x 6'01 (3.35m x 1.85m)

Power points, TV point, side and rear aspect upvc double glazed windows. Rear aspect upvc double glazed door leading out to the garden.

LOUNGE

20'03 x 11'08 (6.17m x 3.56m)

Radiators, power points, TV point, feature stone fireplace with inset electric fire, front aspect upvc double glazed window, rear aspect upvc double glazed double doors leading out to the garden.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Radiator, power points, access to loft space, two Velux windows. Door into:

BEDROOM 1

13'03 x 11'01 (4.04m x 3.38m)

Radiator, power points, storage cupboards and built in wardrobes, front aspect upvc double glazed window, rear aspect Velux roof light.

EN SUITE

9'00 x 8'03 (2.74m x 2.51m)

Shower unit with tiled surround, low level W.C, pedestal wash hand basin, radiator, partly tiled walls, storage cupboard, eave storage space.

BEDROOM 2

13'03 x 10'11 (4.04m x 3.07m)

Radiator, power points, built in wardrobes and storage, front aspect upvc double glazed window, rear aspect Velux rooflight.

BATHROOM

Coloured suite comprising panelled bath, pedestal wash hand basin, W.C, tiled walls, radiator, front aspect upvc double glazed frosted window.

OUTSIDE

To the front of the property you have a bloc paved driveway providing ample off road parking which in turn leads to a garage. The rest of the front garden comprises of a lawn with mature shrubs and then gated access up either side of the house to the rear garden.

GARAGE

18'03 x 9'07 (5.56m x 2.92m)

Accessed via an up and over door.

REAR GARDEN

Low maintenance mostly bloc paved with patio/seating area, mature shrubs, trees and flower borders.

SERVICES

Mains water, mains electricity, mains gas, mains drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

AGENTS NOTE

We await the grant of probate, this is currently underway and should not affect the timescale of the sale. Please ask one of our team for more information.

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 here and turn right signposted Berry Hill and proceed up the hill until reaching the crossroads. Continue straight over at the crossroads into Grove Road and take the first turning right into Coverham Road, about half way up Coverham Road turn left on to Kells Road where the property can be found after a short distance on the right hand side.

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.

