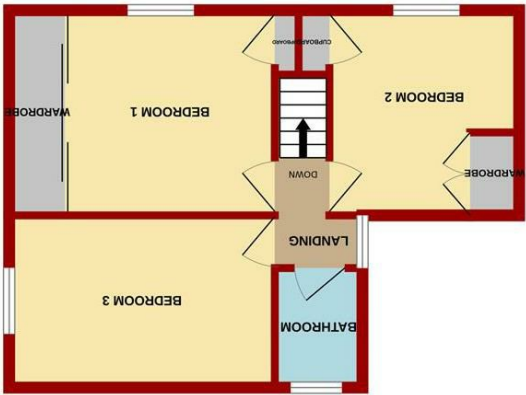
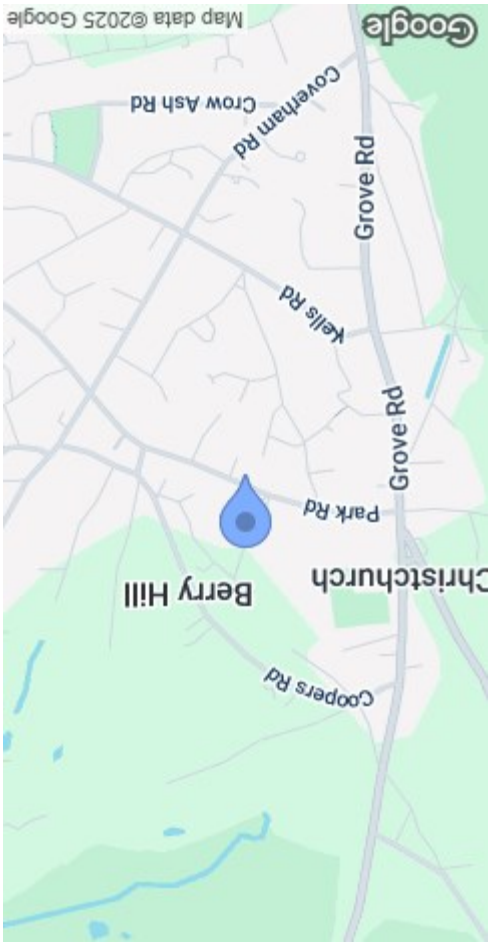


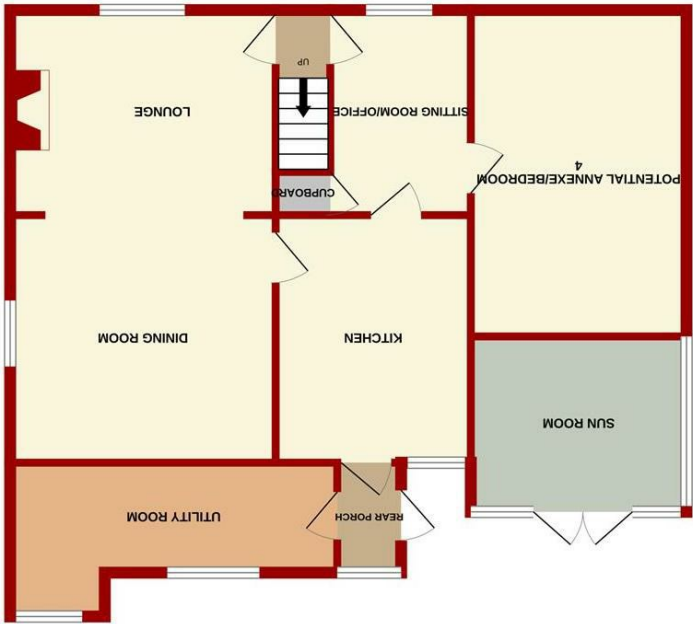
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	7.9
Maximum	9.6
Environmental Impact (CO ₂) Rating	
Current	56
Maximum	37

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1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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71 Park Road
Berry Hill, Coleford GL16 7AG

£330,000

A spacious three/four-bedroom detached property dating back to the 1930s, brimming with character and potential. While the home requires modernisation, it offers a wealth of possibilities for extension and customization to create your dream living space. One of its standout features is a separate potential annexe space, with private access and parking. The expansive garden provides a serene outdoor retreat, and the generous off-road parking area for multiple vehicles.

Additionally, this property is 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 door into:

PORCH

Side and front aspect double glazed upvc frosted windows, opening giving access into:

ENTRANCE HALLWAY

Stairs to first floor landing, door giving access into snug area, door to lounge leading into:

LOUNGE

10'02 x 13'03 (3.10m x 4.04m)

Front aspect double glazed upvc window, feature stone fireplace with gas inset, radiator, power points. Arched opening giving access into:

DINING ROOM

13'07 x 12'04 (4.14m x 3.76m)

Side aspect double glazed upvc window, radiator, power points. Door giving access into:

KITCHEN

9'07 x 12'07 (2.92m x 3.84m)

Rear aspect double glazed upvc window, range of wall, drawer and base mounted units, space for oven, space for fridge/ freezer, space for dish washer, plastic drainer unit with mixer tap over, radiator, rear aspect door giving access to rear porch, door giving access into:

SITTING ROOM/OFFICE

10'01 x 13'03 (3.07m x 4.04m)

Front aspect double glazed upvc window, door giving access out to entrance hallway, radiator, power points, large under stairs cupboard space with shelving, door giving access into:

POTENTIAL ANNEXE/BEDROOM 4

10'09 x 16'03 (3.28m x 4.95m)

Front and side aspect double glazed upvc windows, side aspect double glazed upvc frosted door giving access out to front, two electric heaters, power points.

From the kitchen, door giving access out to:

REAR PORCH

Rear aspect double glazed upvc frosted window, rear aspect double glazed upvc window, door giving access into:

UTILITY ROOM

14'06 x 6'08 (4.42m x 2.03m)

Rear aspect double glazed upvc window, base mounted unit with stainless steel drainer unit, space for washing machine, space for tumble dryer, power points.

From the entrance hallway, stairs leading up to:

FIRST FLOOR LANDING

Side aspect double glazed upvc window, door giving access into:

BEDROOM ONE

13'04 x 10'02 (4.06m x 3.10m)

Front aspect double glazed upvc window, large sliding wardrobe with sliding and shelving options, cupboard space with shelving options, radiator, power points.

From the landing, door giving access into:

BEDROOM TWO

13'05 x 10'02 (4.09m x 3.10m)

Front aspect double glazed upvc window, double doors which gives access into cupboard - one half housing the boiler and the other half is an airing cupboard with shelving options, single cupboard space with hanging and shelving options within, radiator, power points.

From the landing, door giving access into:

BEDROOM THREE

12'07 x 10'03 (3.84m x 3.12m)

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

From the landing, door giving access into:

BATHROOM

4'03 x 8'05 (1.30m x 2.57m)

Rear aspect double glazed upvc frosted window, panelled bath with bath taps over and a shower attachment above, close coupled wc, sink with taps over, radiator, loft access space.

CONSERVATORY

12'02 x 11'01 (3.71m x 3.38m)

Side and rear aspect double glazed upvc windows, rear aspect door which gives access straight onto the patio area and is the only access door, electric radiator, power points.

OUTSIDE

To the front of the property there are two driveways. The main driveway has parking for several cars. The second driveway is for the annex/ bedroom four and has space for one car. Gated access with a path leading up to the front door.

The rear garden had a decking area, is mostly laid to lawn, a pond, garden shed, all surrounded by fencing and hedging.

AGENTS NOTE

This property is currently going through probate and is not yet granted.

SERVICES

Mains Water, Electricity, Drainage & Gas Heating.

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 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 proceed to the traffic lights and turn left into Bank Street, continue along turning right signposted Berry Hill and proceed up the hill. On reaching the crossroads continue straight over, turning right at the next crossroad, Follow the road along until the property can be found on the right hand side via our for sale board.