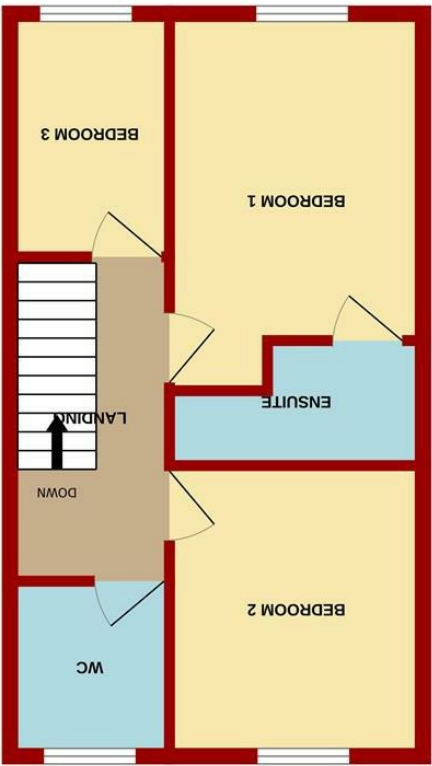




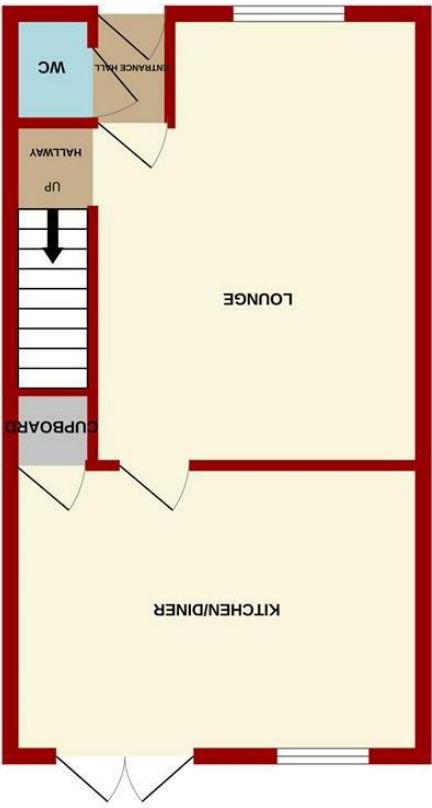
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
Energy Efficiency Rating Legend	
A (92-100) Very energy efficient - low running costs	
B (81-91) Energy efficient - low running costs	
C (69-80) Decent energy efficiency - low running costs	
D (55-68) Fair energy efficiency - medium running costs	
E (39-54) Below average energy efficiency - high running costs	
F (29-38) Poor energy efficiency - very high running costs	
G (1-28) Very poor energy efficiency - extremely high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Future
Environmental Impact (CO ₂) Rating Legend	
A (92-100) Very low CO ₂ emissions	
B (81-91) Low CO ₂ emissions	
C (69-80) Decent CO ₂ emissions	
D (55-68) Fair CO ₂ emissions	
E (39-54) Below average CO ₂ emissions	
F (29-38) Poor CO ₂ emissions	
G (1-28) Very poor CO ₂ emissions	
EU Directive 2002/91/EC	



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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2 Barrow Drive
Berry Hill, Coleford GL16 7FH

Guide Price £285,000

Completed in 2023, this STUNNING THREE-BEDROOM SEMI-DETACHED HOUSE boasts 8 YEARS REMAINING on its NHBC GUARANTEE. The BEAUTIFULLY PRESENTED semi detached property features THREE SPACIOUS BEDROOMS, including a GENEROUSLY PROPORTIONED MASTER SUITE with an EN-SUITE BATHROOM, providing a GREAT FEEL of open space to the front of the property with it not being overlooked. Additional highlights include AMPLE OFF-ROAD PARKING for TWO VEHICLES, a DELIGHTFUL PRIVATE GARDEN PERFECT for RELAXATION, and a MODERN KITCHEN/DINING area ideal for ENTERTAINING and EVERYDAY LIVING.

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 partly glazed composite door into:

ENTRANCE HALLWAY

Radiator, fuse box, power points, door into:

CLOAKROOM

3'00 x 5'03 (0.91m x 1.60m)

Close coupled wc, sink with tap over, radiator, extractor fan.

From the entrance hallway, door leading into:

LOUNGE

16'02 x 11'09 (4.93m x 3.58m)

Front aspect double glazed upvc window, radiator, power points, tv point, stairs to first floor landing, door giving access into:

KITCHEN/DINER

10'04 x 14'10 (3.15m x 4.52m)

Rear aspect double glazed upvc patio door which gives access out to the back garden, rear aspect double glazed upvc window, range of wall, drawer and base mounted units, built in oven and hob, built in extractor fan, built in fridge/freezer, built in dishwasher, power points, integrated washer/dryer, stainless steel drainer sink unit with tap over, cupboard housing an Ideal combination boiler.

The dining area has a radiator, power points and under stairs cupboard space.

From the lounge, stairs leading up to the first floor landing.

LANDING

Power points, radiator, loft access space, Door giving access into:

BEDROOM ONE

13'09 x 8'06 (4.19m x 2.59m)

Front aspect double glazed upvc window, radiator, power points, door giving access into:

EN-SUITE

8'05 x 4'05 (2.57m x 1.35m)

Close coupled wc, sink with tap over, walk in shower with mains shower overhead, heated towel rail, extractor fan, shaving point, built in cupboard space.

BEDROOM TWO

10'02 x 8'06 (3.10m x 2.59m)

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

BEDROOM THREE

6'03 x 8'09 (1.91m x 2.67m)

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

BATHROOM

6'02 x 5'06 (1.88m x 1.68m)

Rear aspect double glazed upvc frosted window, modern panelled bath with taps over and a shower attachment above which runs off the mains, close coupled wc, sink with tap over, heated towel rail, extractor fan.

OUTSIDE

To the front of the property there is parking for two cars with stunning front outlook onto the open field within the estate with a pathway which leads up to the front door.

The rear of the property is a very private outlook. There is a large patio area, a laid to lawn area & garden shed. There is side access and it is all surrounded by fencing.

AGENTS NOTES

Barrow Drive is a private driveway and is owned by each resident. Any maintenance charge applicable to the upkeep of the road would be split between the houses.

The maintenance charge for the whole estate is yet to be set up and will start when the estate build is complete.

SERVICES

Mains Water, Drainage, Electricity and 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: C
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, turn left at the traffic lights on to Bank Street then on to Staunton Road. Turn right onto The Gorse and then straight over at the cross roads onto Grove Road. Turn right into Ridgeway Avenue then right onto Barrow Drive where the property can be found 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)