

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.

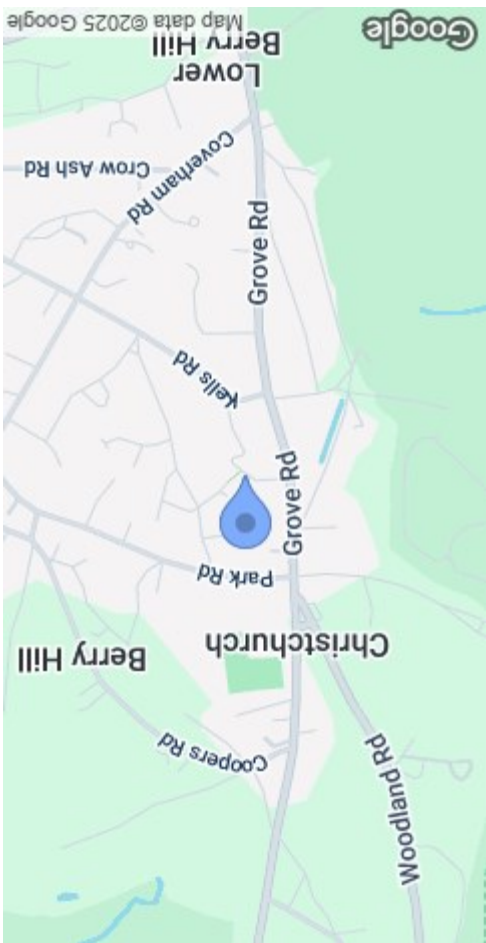
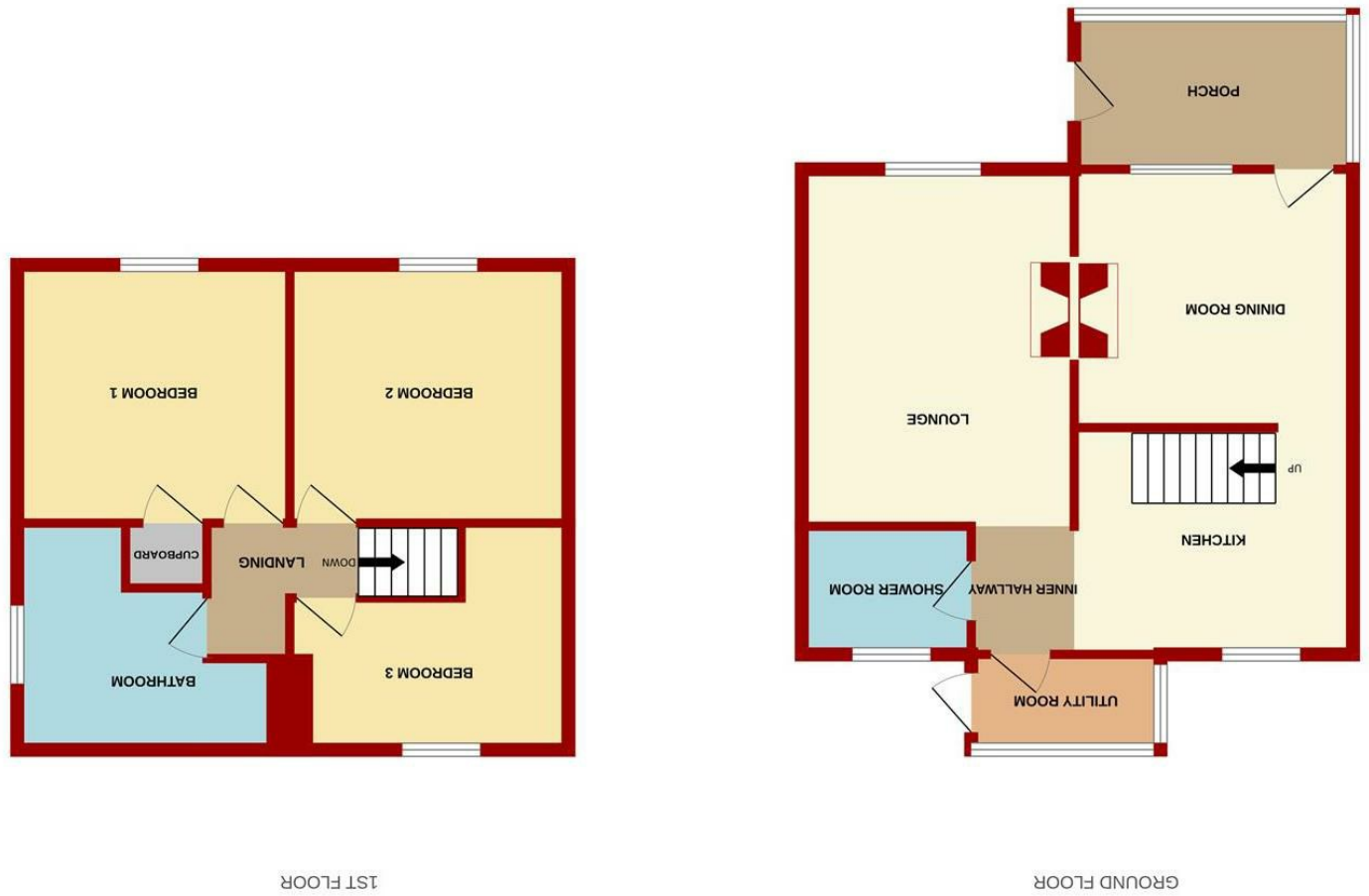
Energy Efficiency Rating

Entity	Rating	Percentage
UK	A	100%
EU	F	69%

Environmental Impact (CO₂) Rating

Entity	Rating	Percentage
UK	A	100%
EU	G	157%

Measurements are approximate. Not to scale. Illustrative purposes only
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3 Tudor Walk

Berry Hill, Coleford GL16 7AE

£325,000

This beautifully renovated three-double-bedroom semi-detached cottage offers a spacious and high-standard interior. Upstairs, there are three generously sized double bedrooms, all thoughtfully updated throughout. The ground floor features a welcoming lounge and dining room connected by a twin wood burner, creating a warm and homely atmosphere. The property is complemented by newly landscaped well proportioned gardens outside and benefits from off-road parking for several vehicles. Located in the popular and highly sought-after village of Berry Hill.

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Pubs, Takeaway Restaurant, Petrol Station, Garage, Hairdressers, Chemist And Convenience Stores - One Including A Post Office.

Sporting and Social Facilities Within The Village Include A Social Club, Gymnastics and Fitness Centre and a Rugby Club which houses Pitchside Café.

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.



Property is accessed via a part glazed upvc door into:

- PORCH**
10'00 x 6'06 (3.05m x 1.98m)
Front aspect double glazed upvc window, polycarbonate roof, wooden door giving access into:
- DINING ROOM**
10'11 x 11'07 (3.33m x 3.53m)
Front aspect single glazed wooden window, oak engineered flooring, radiator, power points, twin wood burner, opening giving access into:
- KITCHEN**
11'07 x 9'06 (3.53m x 2.90m)
Stairs to first floor landing, range of base and drawer mounted units, built in oven, induction hob, Belfast sink with mixer tap over, space for fridge/ freezer, rear aspect double glazed upvc window, power points, oak engineered flooring, opening giving access into:
- INNER HALLWAY**
Door giving access into:
- SHOWER ROOM**
7'01 x 6'04 (2.16m x 1.93m)
Rear aspect double glazed upvc frosted window, close coupled w.c, tiled flooring, radiator, walk in shower with a mains shower overhead.
- From the inner hallway, opening giving access into:
- LOUNGE**
11'06 x 15'02 (3.51m x 4.62m)
Front aspect double glazed upvc window, radiator, power points, tv point, continuation of oak engineered flooring, twin wood burner.
- From the inner hallway, opening giving access into:
- UTILITY**
8'00 x 4'00 (2.44m x 1.22m)
Rear aspect double glazed upvc window, space for washing machine, polycarbonate roof, side aspect upvc double glazed door which gives access out to the garden.

From the kitchen, stairs giving access to first floor landing.

- FIRST FLOOR LANDING**
Doors giving access into all rooms.
- BEDROOM ONE**
10'08 x 11'04 (3.25m x 3.45m)
Front aspect double glazed upvc window, power points, radiator, built in wardrobe space, loft access space.
- BEDROOM TWO**
10'09 x 12'00 (3.28m x 3.66m)
Front aspect double glazed upvc window, power points, radiator.
- BEDROOM THREE**
6'00 x 11'11 (1.83m x 3.63m)
Rear aspect double glazed upvc window, power points, radiator.
- BATHROOM**
5'11 x 8'01 (1.80m x 2.46m)
Side aspect double glazed upvc frosted window, partly tiled walls, panelled bath with taps over and a shower attachment above, close coupled w.c, sink with tap over, heated towel rail.
- OUTSIDE**
To the front of the property there is off road parking for several cars, laid to lawn area, pathway leading down to the front door, under cover car port area,
- The rear garden is a large space comprising of several veggie plots running around the perimeter of the boundary, various trees, hedging and shrubs, patio area.
- SERVICES**
Mains Gas, mains water, mains drainage, mains electricity.

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 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 onto Grove Road. Turn right onto Coverham Road, turn left onto Kells Road and then right onto Tudor Walk. 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.

