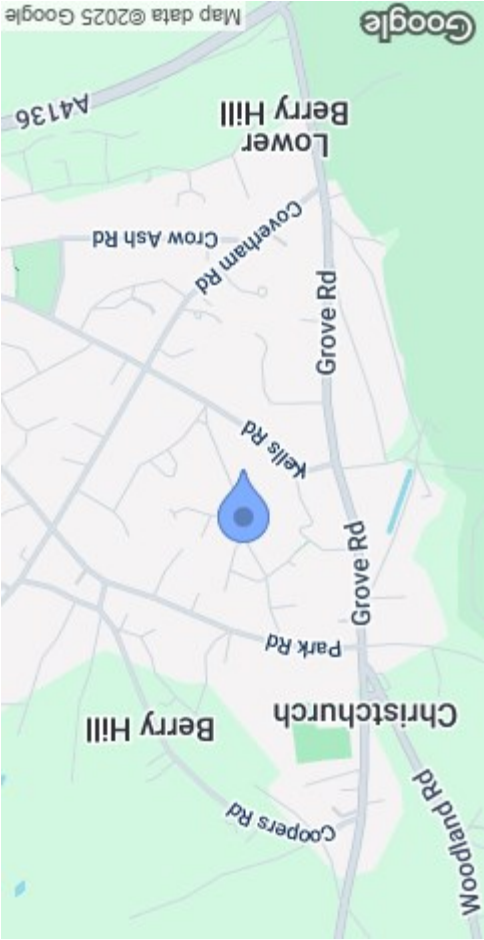




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Mapbox ©2025



GROUND FLOOR



15 Tudor Walk
Berry Hill, Coleford GL16 7AE

£325,000

A WELL-PRESENTED THREE-BEDROOM BUNGALOW located in the POPULAR VILLAGE of BERRY HILL. The property offers VERSATILE ACCOMMODATION including a LARGE LOUNGE, MODERN KITCHEN, THREE BEDROOMS (one currently used as a dining room), and a CONSERVATORY. Outside, the home boasts OFF-ROAD PARKING FOR SEVERAL VEHICLES, a GARAGE, and BEAUTIFULLY LANDSCAPED PRIVATE GARDENS.

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

ENTRANCE HALLWAY

Accessed via a part-glazed uPVC double-glazed door, radiator, two storage cupboards, loft access with pull-down ladder.

LOUNGE

11'11 x 15'08 (3.63m x 4.78m)

Feature fireplace with inset gas fire, radiator, power points, television point, and front aspect uPVC double-glazed window.

BEDROOM ONE

8'11 x 12'07 (2.72m x 3.84m)

Front aspect uPVC double-glazed window, radiator, and power points.

BEDROOM TWO/ DINING ROOM

8'11 x 10'11 (2.72m x 3.33m)

Rear aspect sliding uPVC double-glazed doors leading to conservatory, radiator, and power points.

CONSERVATORY

8'04 x 8'07 (2.54m x 2.62m)

With side and rear aspect uPVC double-glazed windows, power points, and side aspect uPVC double-glazed door to garden.

BEDROOM THREE

6'09 x 7'08 (2.06m x 2.34m)

Rear aspect uPVC double-glazed window, radiator, and power points.

SHOWER ROOM

7'05 x 5'10 (2.26m x 1.78m)

Modern suite comprising large double walk-in shower with mains unit, vanity wash hand basin, WC, part-tiled walls, radiator, and side aspect frosted uPVC double-glazed window.

KITCHEN

8'10 x 10'11 (2.69m x 3.33m)

Fitted with a range of wall, drawer and base units with rolled-edge worktops, single bowl stainless steel sink with mixer tap, integrated double oven, four-ring gas hob with extractor over. Space and plumbing for washing machine, dishwasher, and tumble dryer. Further space for fridge and freezer. Wall-mounted Worcester combi boiler, part-tiled walls, power and appliance points, rear aspect uPVC double-glazed window, and side aspect part-glazed frosted uPVC door with attractive stained-glass panel featuring Coleford Church.

GARAGE

8'07 x 15'10 (2.62m x 4.83m)

Power and lighting.

OUTSIDE

The front of the property has gated access to a tarmac driveway providing off-road parking for several vehicles. Front garden laid to stone chippings with mature shrubs and bushes. Gated side access to the rear.

The rear garden is beautifully landscaped rear garden with central lawn, stone chipping borders, mature shrubs and trees, and a patio seating area. Behind the garage is a further stone-chipped section offering additional garden space. Fully enclosed by fencing, providing excellent privacy.

SERVICES

Mains Gas, Electric, Water and Drainage.

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 into Grove Road and proceed along for approximately half a mile turning right at the crossroads into Park Road, taking the next turning right into Tudor Walk where the property can be found 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.

