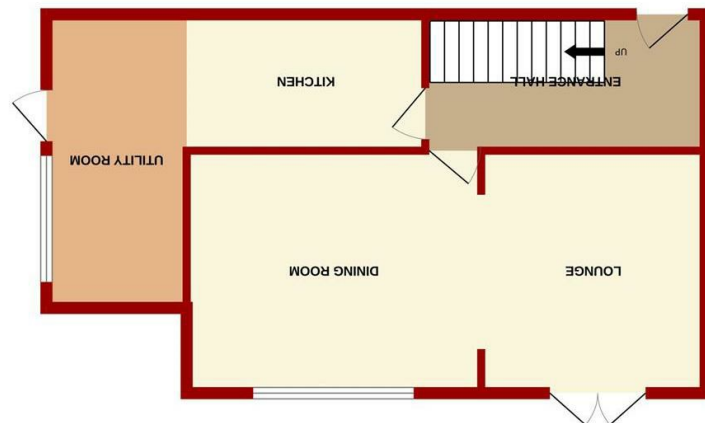
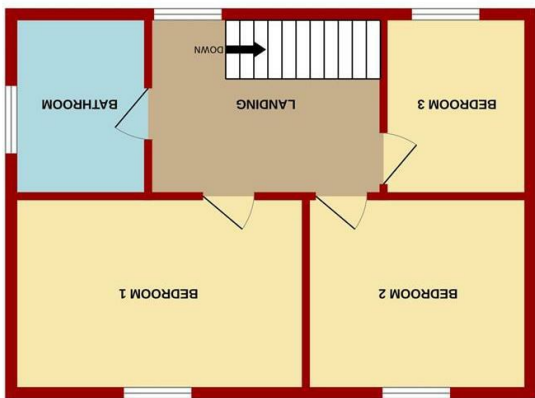
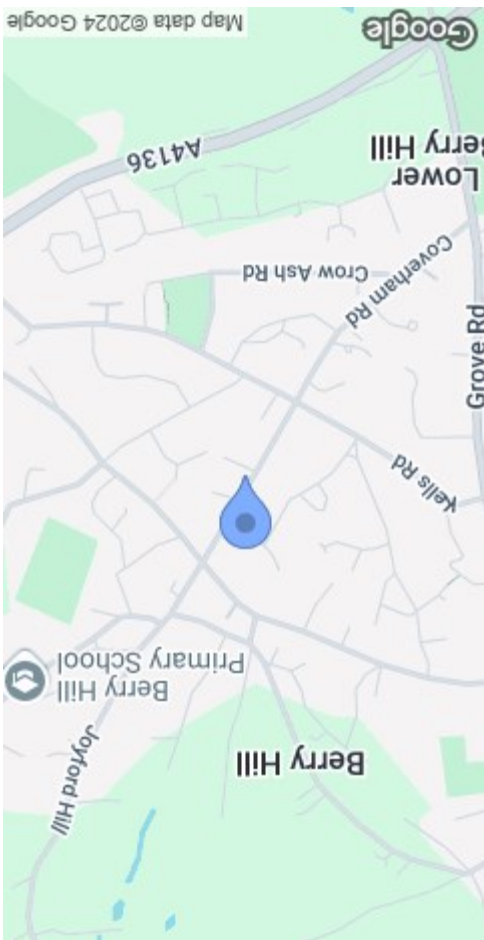




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environment Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>100-120 kWh/m² per year</td></tr> <tr><td>B</td><td>81-100 kWh/m² per year</td></tr> <tr><td>C</td><td>61-80 kWh/m² per year</td></tr> <tr><td>D</td><td>41-60 kWh/m² per year</td></tr> <tr><td>E</td><td>21-40 kWh/m² per year</td></tr> <tr><td>F</td><td>1-20 kWh/m² per year</td></tr> <tr><td>G</td><td>1-10 kWh/m² per year</td></tr> </table>	A	100-120 kWh/m ² per year	B	81-100 kWh/m ² per year	C	61-80 kWh/m ² per year	D	41-60 kWh/m ² per year	E	21-40 kWh/m ² per year	F	1-20 kWh/m ² per year	G	1-10 kWh/m ² per year	<table border="1"> <tr><td>A</td><td>100-120 g/m² per year</td></tr> <tr><td>B</td><td>81-100 g/m² per year</td></tr> <tr><td>C</td><td>61-80 g/m² per year</td></tr> <tr><td>D</td><td>41-60 g/m² per year</td></tr> <tr><td>E</td><td>21-40 g/m² per year</td></tr> <tr><td>F</td><td>1-20 g/m² per year</td></tr> <tr><td>G</td><td>1-10 g/m² per year</td></tr> </table>	A	100-120 g/m ² per year	B	81-100 g/m ² per year	C	61-80 g/m ² per year	D	41-60 g/m ² per year	E	21-40 g/m ² per year	F	1-20 g/m ² per year	G	1-10 g/m ² per year
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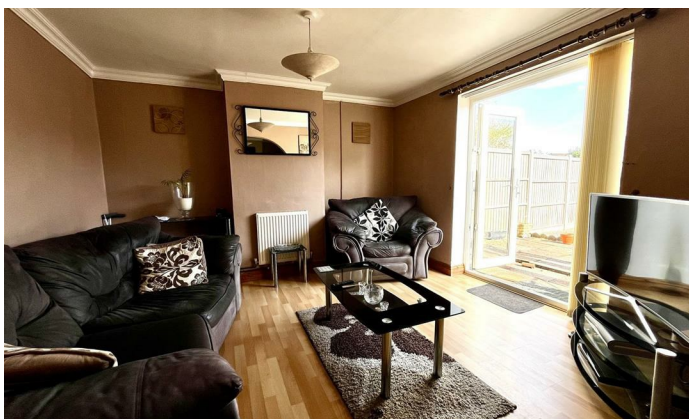
9 Coverham Road
 Berry Hill, Coleford GL16 7AU

£250,000

WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY IN THE POPULAR AREA OF BERRY HILL BENEFITING FROM DOUBLE GLAZING, OFF ROAD PARKING AND ENCLOSED GARDEN.

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 and Cricket 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.



The property is accessed via a partly glazed upvc frosted door into:

ENTRANCE HALLWAY

Stairs lead to the first floor landing, radiator, understairs storage space, power points. Door into:

DINING ROOM

11'07 x 13'08 (3.53m x 4.17m)

Rear aspect upvc double glazed window, radiator, power points. Opening into:

LOUNGE

11'08 x 11'05 (3.56m x 3.48m)

rear aspect upvc double glazed patio door, TV point, power points, radiator. Door into:

KITCHEN

6'09 x 9'02 (2.06m x 2.79m)

Range of base, wall and drawer mounted units, space for oven, built in extractor fan, power points, radiator, front aspect upvc double glazed window. Access into:

UTILITY ROOM

14'04 x 5'08 (4.37m x 1.73m)

Range of base, wall and drawer mounted units, space for washing machine and tumble dryer, space for fridge freezer, power points, electric consumer unit, front aspect upvc double glazed frosted window, side aspect upvc double glazed window. Upvc door leading out to the garden.

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

LANDING

Access to loft space, power points, front aspect upvc double glazed window.

BATHROOM

6'09 x 9'06 (2.06m x 2.90m)

Panelled bath with electric Mira shower over, close coupled W.C, extractor fan, vanity wash hand basin, heated towel rail, side aspect upvc double glazed frosted window.

BEDROOM 1

11'07 x 10'11 (3.53m x 3.33m)

Built in wardrobe space, radiator, power points, rear aspect upvc double glazed window.

BEDROOM 2

11'05 x 9'06 (3.48m x 2.90m)

Radiator, power points, rear aspect upvc double glazed window.

BEDROOM 3

7'02 x 8'07 (2.18m x 2.62m)

Over stairs wardrobe space, power points, radiator, front aspect upvc double glazed window.

OUTSIDE

To the front to the property you have a lawned area surrounded by hedging and fencing surround.

REAR GARDEN

Patio area, gravelled parking area, surrounded by hedging and fencing, gated access to the side

SERVICES

Mains water, mains drainage, mains electric, mains gas.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
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 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 where the property can be found on the left 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)

