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11 Belmont Lane, Berry Hill, GL16 7AX

£265,000

Welcome to this charming THREE bedroom family home on Belmont Lane in the sought-after area of Berry Hill, Coleford. This delightful house is very well presented in a rural setting with far reaching views.

Benefitting a separate UTILITY ROOM and Downstairs WETROOM, one of the standout features of this property is its large wrap-around garden, additionally, the convenience of rear parking area belonging to the property . *****CHAIN FREE*****

Entrance Hall

Lounge 15'7 x 10'9 (4.75m x 3.28m)

Kitchen 13'11 x 11'10 (4.24m x 3.61m)

Useful under stairs storage/pantry and free standing wood burning stove/oven

Utility 8'9 x 8'5 (2.67m x 2.57m)

Bedroom 1 10'8 x 9'1 (3.25m x 2.77m)

Bedroom 2 12'3 x 7'7 (3.73m x 2.31m)

Bedroom 3 12'1 x 6'0 (3.68m x 1.83m)

Shower Room 6'3 x 4'6 (1.91m x 1.37m)

Loft Space

loft is boarded with an extendable fixed ladder.

OUTSIDE

The front garden wraps around the property mainly laid to lawn with a post a rail fence enclosing, pathway leading to the front door.

Rear gate leads to hardstanding on a private road where there is comfortable parking for two vehicles (we understand the hardstanding had a garage in situ in previous years which may offer some rebuild potential subject to planning)

Services

Mains drainage, gas, water and electricity
Telephone & Broadband.

Forest Of Dean District Council tax band B

Tenure

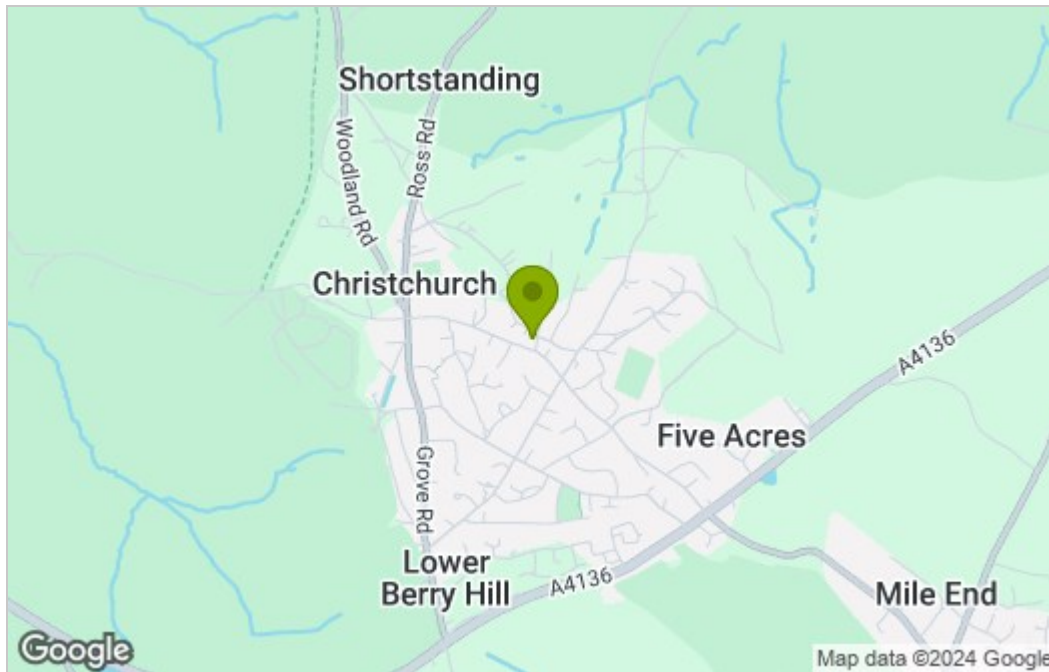
Freehold

Floor Plan

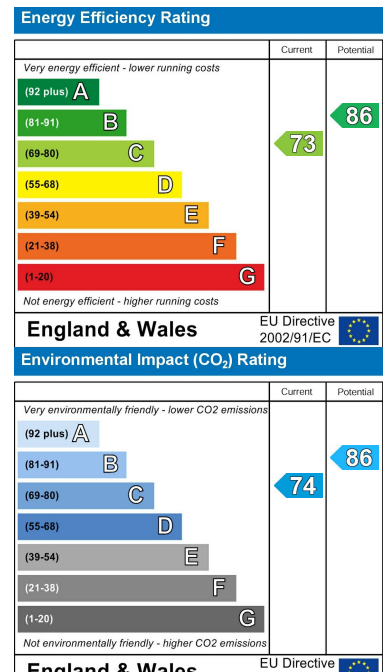


Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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