STEVE GOOCH
ESTATE AGENTS | EST 1985

6 Coverham Close
Coleford GL16 7QX

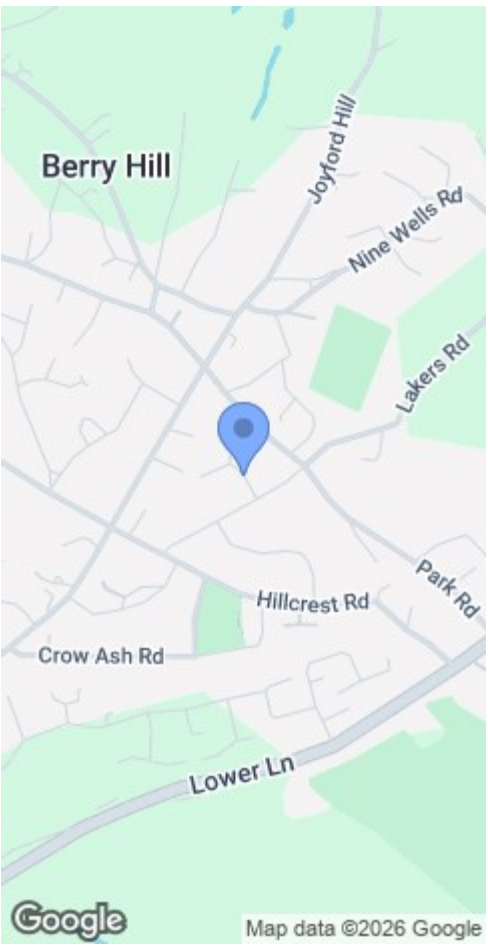


GROUND FLOOR

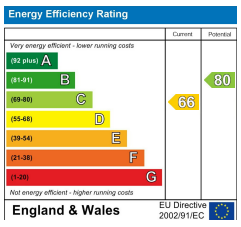


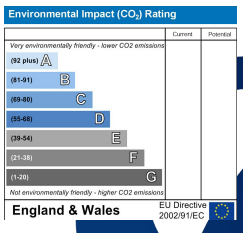
FIRST FLOOR





Measurements are approximate. Not to scale. Illustrative purposes only
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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.

£240,000

A WELL PROPORTIONED THREE BEDROOM FAMILY HOME situated in a POPULAR RESIDENTIAL LOCATION, offering SPACIOUS LIVING ACCOMMODATION, OFF-ROAD PARKING, A CONSERVATORY, AND AN ENCLOSED TWO-LEVEL REAR GARDEN, ideal for modern family living.

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.

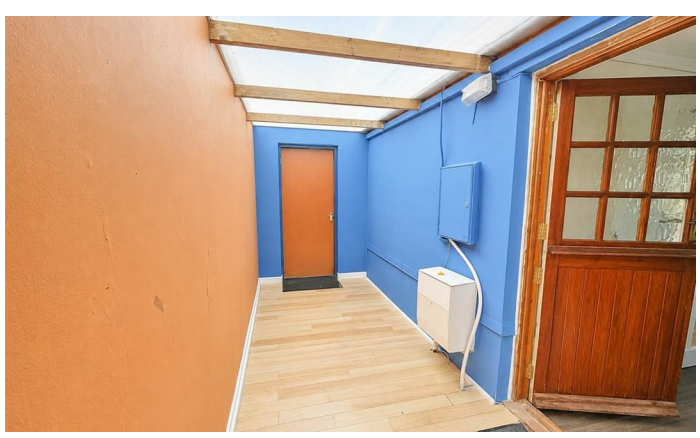
The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.















ENTRANCE HALLWAY
9'01 x 6'01 (2.77m x 1.85m)
Entered via a part double-glazed uPVC door, the hallway provides access to the principal ground floor rooms. Features include power points, TV point and a single radiator.

LOUNGE
14'01 x 10'01 (4.29m x 3.07m)
A comfortable reception room with a front-facing double-glazed window. The lounge benefits from coving, ceiling rose, shelving, two double power sockets and provides access to the kitchen/diner.

KITCHEN/DINER
22'00 x 8'01 (6.71m x 2.46m)
Accessed from both the hallway and lounge, this generous kitchen/diner is fitted with a range of wall, base, and drawer units with rolled-edge work surfaces. Incorporates a half bowl half single drainer sink unit with mixer tap, five-ring stainless steel hob with integrated oven, and space for a washing machine and dishwasher. With rear facing double-glazed window. Leads directly into the conservatory.

CONSERVATORY
11'00 x 6'00 (3.35m x 1.83m)
Constructed with a half-brick base and double-glazed uPVC side and rear windows, featuring a polycarbonate roof. The conservatory benefits from power points, a radiator and door providing access to the garden.

LEAN-TO/ UTILITY AREA
7'01 x 5'01 (2.16m x 1.55m)
A versatile space providing access from the front to the rear of the property. Suitable for a variety of uses including utility or storage, subject to requirements.

FIRST FLOOR LANDING
From the hallway, stairs to first floor landing.

BEDROOM ONE
13'00 x 9'01 (3.96m x 2.77m)
A well-proportioned double bedroom with double-glazed window, coving, ceiling rose, single radiator and power points.

BEDROOM TWO
9'01 x 8'01 (2.77m x 2.46m)
Featuring built-in wardrobes, this bedroom includes a rear-facing double-glazed window, coving, ceiling rose, single radiator and power points.

BEDROOM THREE
10'01 x 5'00 (3.07m x 1.52m)
A further well-sized bedroom with front-facing double-glazed window, coving, ceiling rose, single radiator and power points.

BATHROOM
10'00 x 5'01 (3.05m x 1.55m)
A spacious four-piece bathroom suite comprising a panelled bath, separate double shower connected to the mains supply, WC and pedestal wash hand basin. Tiled walls, airing cupboard housing the hot water boiler, and two double-glazed rear aspect windows.

OUTSIDE
To the front of the property is a private driveway providing off-road parking. A patio area with a mature holly tree enhances the frontage, with side access leading to the rear garden.

An enclosed rear garden arranged over two levels. The lower level offers a patio seating area, with steps leading to a gated upper level featuring a concrete surface and a timber shed. The garden is enclosed by a combination of fencing and boundary walls, providing privacy and security.

SERVICES
Mains Gas, Electricity, 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: 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 taking the second turning right signposted Berry Hill. Continue up the hill to the crossroads and turn right, proceed along until reaching the traffic lights and turn left onto Park Road. Proceed along here and take the first turning left into Chapel Road and then a right turn into Coverham Close where the property can be found on the right 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.