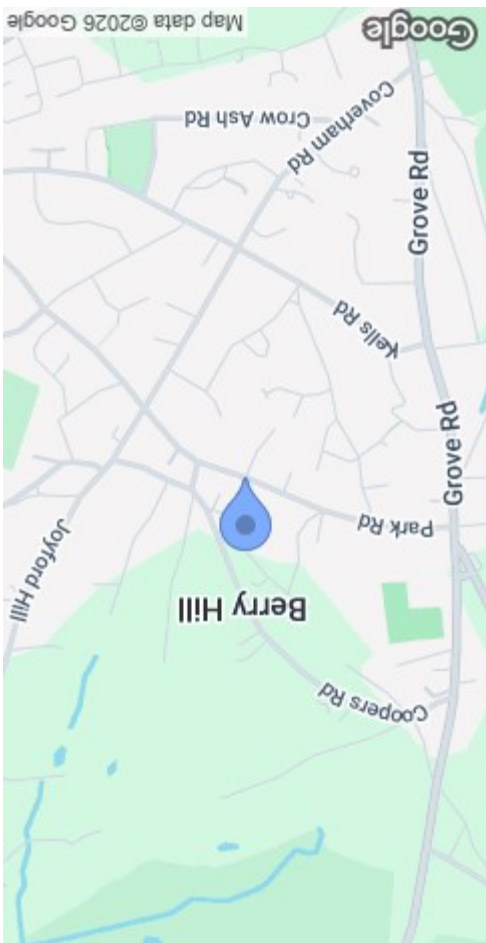




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating
 A (92-100) Very good B (81-91) Good C (69-80) Fair D (55-68) Fairly poor E (39-54) Poor F (21-38) Very poor G (1-20) Worst	 A (10-35) Very low B (36-45) Low C (46-55) Medium D (56-65) High E (66-75) Very high F (76-85) Very high G (86-100) Very high



Measurements are approximate. Not to scale. Illustrative purposes only.
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2 Hillview Rise Park Road
 Berry Hill, Coleford GL16 7RW

£475,000

A BEAUTIFULLY PRESENTED and SPACIOUS FOUR-BEDROOM DETACHED HOME. This STUNNING PROPERTY boasts an IMPRESSIVE ENTERTAINMENT ROOM, ideal for FAMILY GATHERINGS and ENTERTAINING GUESTS. The FOUR GENEROUSLY SIZED BEDROOMS include a MASTER SUITE with a private EN-SUITE BATHROOM. The property also features a SIZABLE, PRIVATE, NON-OVERLOOKED GARDEN, PERFECT FOR OUTDOOR LIVING and RELAXATION with the addition of MULTIPLE PARKING OPTIONS, including a LARGE DOUBLE GARAGE.

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 partly glazed composite door into:

ENTRANCE HALLWAY

Stairs to first floor landing, radiator, power points, door giving access into:

CLOAKROOM

2'11 x 6'09 (0.89m x 2.06m)

Front aspect double glazed upvc frosted window, close coupled w.c, sink with tap over, radiator.

From the hallway, door giving access into:

LOUNGE

2'11 x 11'02 (6.68m x 3.40m)

Front aspect double glazed upvc window, radiator, power points, rear aspect patio doors which gives access out to the rear garden, gas feature fireplace with feature surround.

From the hallway, door giving access into:

DINING ROOM

11'08 x 8'00 (3.56m x 2.44m)

Rear aspect double glazed upvc patio doors which gives access out to the rear garden, power points, radiator. Door giving access into:

KITCHEN

9'10 x 11'00 (3.00m x 3.35m)

Rear aspect double glazed upvc window, a range of wall, drawer and base mounted units, plastic one and a half bowl drainer unit with mixer tap over, built in four gas ring hob with extractor fan over, built in oven, space for dishwasher, space for fridge/ freezer, radiator. Door giving access into:

UTILITY ROOM

6'06 x 6'09 (1.98m x 2.06m)

Front aspect double glazed upvc window, a range of wall, drawer and base mounted units, stainless steel drainer unit with tap over, space for washing machine, space for under counter fridge/ freezer, radiator, boiler, power points, fuse box.

From the kitchen, side aspect double glazed door giving access into:

ENTERTAINMENT ROOM

16'03 x 16'00 (4.95m x 4.88m)

Three rear and two front aspect double glazed upvc windows, side aspect stain glass

window, patio doors giving access out to the front courtyard area, rear and front aspect double glazed upvc dormer windows, large vaulted ceiling, side aspect double glazed upvc door which gives access out to the rear garden, radiator, power points.

From the hallway, stairs giving access up to first floor landing.

FIRST FLOOR LANDING

Front aspect double glazed upvc window, loft access space, power points, door giving access into all rooms.

BEDROOM ONE

11'04 x 11'09 (3.45m x 3.58m)

Rear aspect double glazed upvc window, radiator, power points, cupboard housing boiler, door giving access into:

EN-SUITE

6'05 x 8'00 (1.96m x 2.44m)

Front aspect double glazed upvc frosted window, panelled bath with bath taps over, close coupled w.c, sink with tap over, inset ceiling spotlights, extractor fan.

BEDROOM TWO

10'05 x 11'02 (3.18m x 3.40m)

Front aspect double glazed upvc window, radiator, power points.

BEDROOM THREE

11'00 x 11'02 (3.35m x 3.40m)

Rear aspect double glazed upvc window, radiator, power points, built in wardrobes.

BEDROOM FOUR

9'10 x 7'09 (3.00m x 2.36m)

Rear aspect double glazed upvc window, radiator, power points.

BATHROOM

7'02 x 6'04 (2.18m x 1.93m)

Front aspect double glazed upvc frosted window, radiator, walk in shower with a electric Triton shower, sink with tap over, close coupled w.c.

DOUBLE GARAGE

18'07 x 19'08 (5.66m x 5.99m)

Access via electric up and over door, rear aspect Velux window, power and lighting, workbench spaces, eave storage space.

OUTSIDE

To the front of the property there is offroad parking for several vehicles, pathway leading to the front door, large laid to lawn area, several flower boarders, access into double garage, side gate giving access into a small courtyard area, side access out to the rear garden.

REAR GARDEN

Lovely patio seating area, decking area with several seating areas within, gravelled area with a garden shed, raised vegetable plots.

SERVICES

Mains Gas, Water, Drainage and 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: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

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, turning right at the next crossroad. Follow the road along until the left turning into Hillview Rise where the property can be found 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

