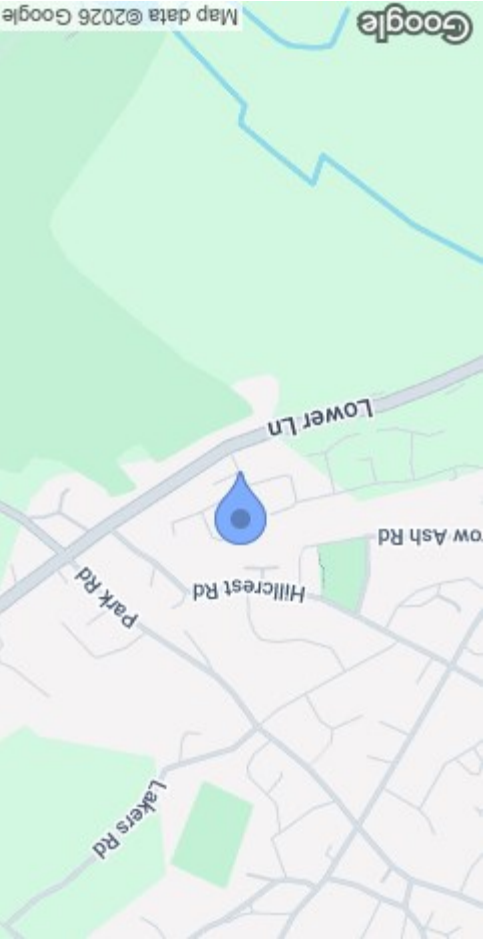


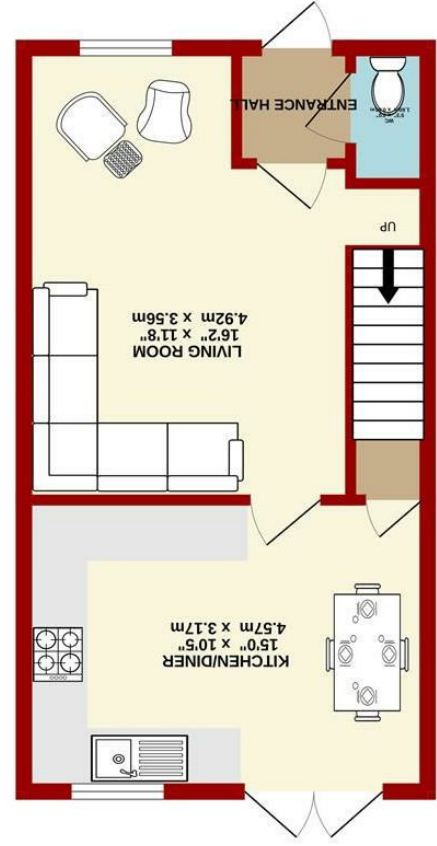
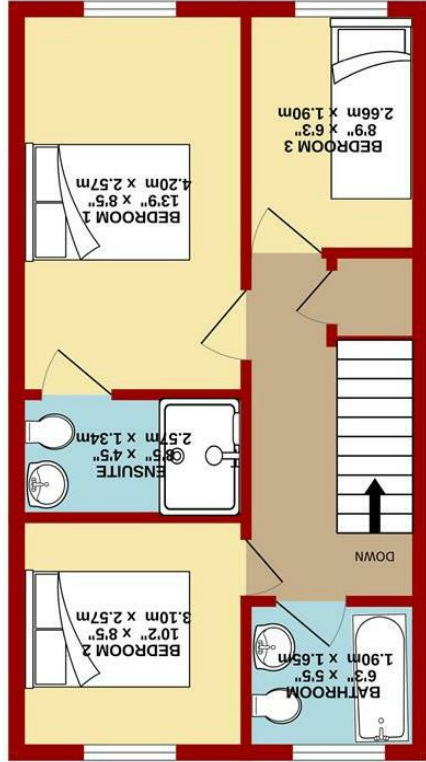


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Mapbox ©2025



**34 Crabtree Meadow**  
 Berry Hill, Coleford GL16 7RL



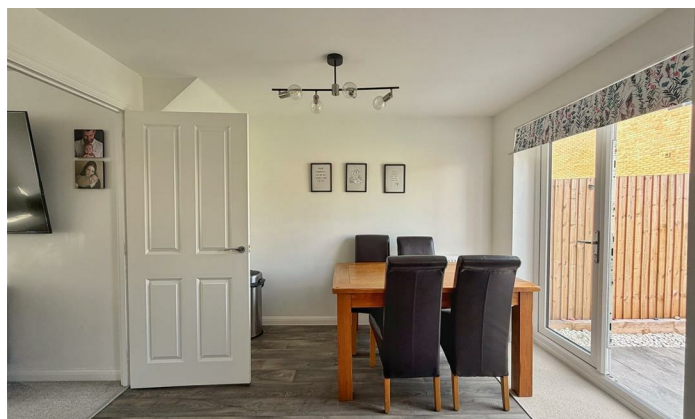
**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Offers In The Region Of £270,000

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.



### ENTRANCE HALL

Entered via a double-glazed uPVC entrance door, the hallway provides space for coats and shoes and gives access to the cloakroom and lounge. Fuse board and radiator.

### WC

5'03 x 3'00 (1.52m'0.91m x 0.91m'0.00m)

Fitted with a low-level WC and pedestal wash hand basin. Radiator and wood-effect flooring.

### LOUNGE

16'02 x 11'08 (4.88m'0.61m x 3.35m'2.44m)

A spacious and bright reception room featuring two double-glazed uPVC windows to the front elevation. Fitted with radiators, TV point, power points and thermostat. Staircase rising to the first floor.

### KITCHEN/DINER

15'00 x 10'05 (4.57m'0.00m x 3.05m'1.52m)

A modern fitted kitchen comprising a range of base, wall and drawer-mounted units with wood-effect roll-top work surfaces incorporating a stainless steel sink with drainer and mixer tap over. Integrated appliances include a dishwasher, washing machine, fridge/freezer, four-ring gas hob with oven beneath and extractor over. Wall-mounted gas-fired boiler. Under-stairs storage cupboard with space for a tumble dryer. Wood-effect flooring, radiator, double-glazed uPVC window to the rear elevation and double-glazed uPVC French doors opening onto the rear garden, providing an excellent entertaining and dining space.

### FIRST FLOOR LANDING

Providing access to all first-floor accommodation. Radiator and useful over-stairs storage cupboard.

### BATHROOM

6'03 x 5'05 (1.83m'0.91m x 1.52m'1.52m)

Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over. Partially tiled walls and obscure double-glazed uPVC window to the rear elevation.

### BEDROOM ONE

13'09 x 8'05 (3.96m'2.74m x 2.44m'1.52m)

A generously sized double bedroom with double-glazed uPVC window to the front elevation, radiator and power points. Useful alcove suitable for wardrobe space. Access to en-suite shower room.

### EN-SUITE SHOWER ROOM

8'05 x 4'05 (2.44m'1.52m x 1.22m'1.52m)

Comprising a low-level WC, pedestal wash hand basin and fully tiled walk-in mains-fed shower enclosure. Tiled splashbacks, wood-effect flooring and radiator.

### BEDROOM TWO

10'02 x 8'05 (3.05m'0.61m x 2.44m'1.52m)

A well-proportioned double bedroom with double-glazed uPVC window to the rear elevation, radiator and power points.

### BEDROOM THREE

8'09 x 6'03 (2.44m'2.74m x 1.83m'0.91m)

Currently utilised as a home office, this versatile room offers space for a single bed and additional furniture. Double-glazed uPVC window to the front elevation, radiator and power points.

### OUTSIDE

To the front of the property, steps lead to the main entrance door. To the side, there are two allocated parking spaces. The enclosed rear garden is mainly laid to lawn with a patio seating area, ideal for outdoor dining and entertaining. Garden shed included also.

### AGENTS NOTES

Maintenance fee of approx. £20pm

### 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 Water - Rates to be confirmed

### 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, turn left at the traffic lights on to Bank Street then on to Staunton Road. Turn right onto The Gorse and then take a right at the crossroads. Turn left into Crabtree Meadow, follow the road along an the property can be found on the right hand side as seen by 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.