



51 Ridgeway Avenue
Coleford GL16 7SF



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£385,000

A SPACIOUS FOUR-BEDROOM DETACHED FAMILY HOME offering VERSATILE ACCOMMODATION throughout, benefiting from a GENEROUS 15' X 15' KITCHEN/BREAKFAST ROOM, DUAL ASPECT LOUNGE WITH FRENCH DOORS, separate dining room and EN-SUITE TO THE PRINCIPAL BEDROOM. Outside, the property enjoys a LANDSCAPED REAR GARDEN, GARAGE and OFF-ROAD PARKING FOR SEVERAL VEHICLES, making it an ideal family home in a popular residential location.

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

14'10" x 6'8" (4.52m x 2.03m)

Composite entrance door, wood-effect flooring, radiator, power points, staircase to first floor with understairs storage cupboard and doors leading to the lounge, dining room, kitchen and cloakroom.

LOUNGE

16'8" x 10'2" (5.08m x 3.10m)

A bright dual aspect reception room with wood-effect flooring, feature panelled wall, radiators, power points, front aspect UPVC double glazed window and rear aspect UPVC double glazed French doors opening onto the patio.

DINING ROOM/ STUDY / PLAY ROOM

10'9" x 9'7" (3.28m x 2.92m)

A versatile room lending itself to a variety of uses for family life. Wood-effect flooring, radiator, power points and front and side aspect UPVC double glazed windows.

CLOAKROOM

5'7" x 2'11" (1.70m x 0.89m)

Fitted with a low-level WC and pedestal wash hand basin with tiled splashback, wood-effect flooring, radiator and extractor fan.

KITCHEN/BREAKFAST ROOM

15'0" x 15'0" (4.57m x 4.57m)

A spacious fitted kitchen with a range of base, wall and drawer mounted units, rolled edge worktops, one and a half bowl stainless steel sink with mixer tap, integrated gas hob with stainless steel splashback and extractor hood, integrated oven, space for fridge/freezer, plumbing for washing machine and dishwasher, inset spotlights, radiator and ample space for dining table and chairs. Side and rear aspect UPVC double glazed windows together with UPVC double glazed doors leading onto the rear patio.

FIRST FLOOR LANDING

Radiator, power points, loft access and doors to all bedrooms and family bathroom.

BEDROOM ONE

15'1" x 10'1" (4.60m x 3.07m)

Radiator, power points, front and side aspect UPVC double glazed windows and door to:



EN-SUITE

6'9" x 3'10" (2.06m x 1.17m)

Double shower cubicle with mains shower, low-level WC, pedestal wash hand basin with tiled splashback, radiator, extractor fan and front aspect UPVC double glazed frosted window.

BEDROOM TWO

14'8" x 8'6" (4.47m x 2.59m)

Radiator, power points and front and side aspect UPVC double glazed windows.

BEDROOM THREE

12'3" x 9'0" (3.73m x 2.74m)

Radiator, power points and front aspect UPVC double glazed window.

BEDROOM FOUR

7'5" x 7'0" (2.26m x 2.13m)

Radiator, power points and rear aspect UPVC double glazed window.

FAMILY BATHROOM

6'9" x 5'7" (2.06m x 1.70m)

White suite comprising panelled bath with shower over and tiled surround, low-level WC, pedestal wash hand basin with tiled splashback and radiator.

OUTSIDE

The property is approached via steps leading from a no-through road to the front entrance.

To the rear is a beautifully landscaped garden featuring a large patio seating area, central pathway with lawns to either side and enclosed by brick walling and fencing.

A rear gate provides access to the driveway, offering off-road parking for several vehicles and leading to the detached garage with up-and-over door.

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 confirmed

LOCAL AUTHORITY

Council Tax Band: D

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

TENURE

Freehold

VIEWINGS

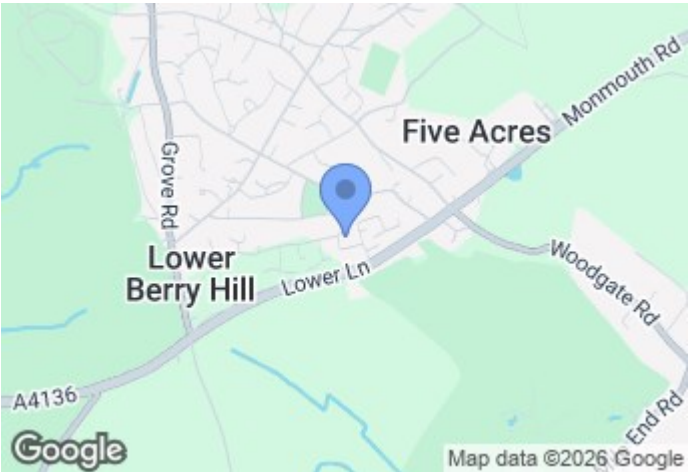
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

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 straight over at the cross roads onto Grove Road. Turn right into the Forest Grove new development site and onto Ridgeway Avenue where the property can be found on the left hand side.

PROPERTY SURVEYS

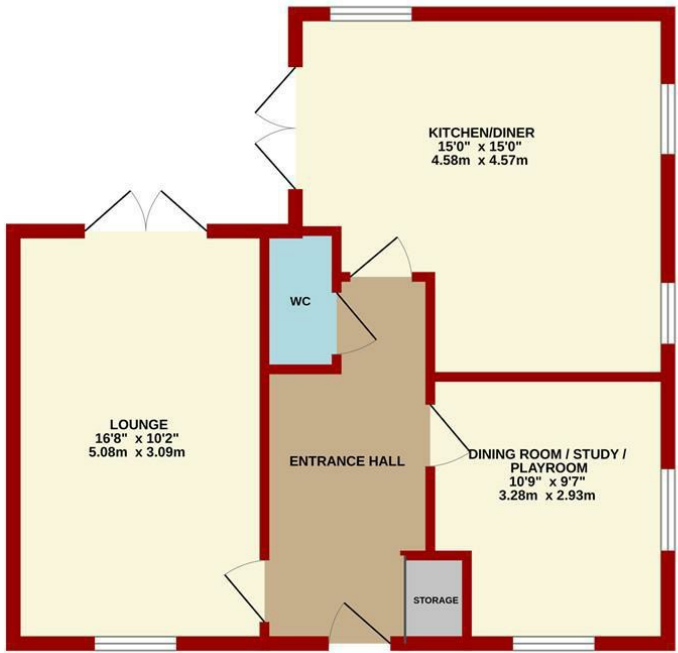
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



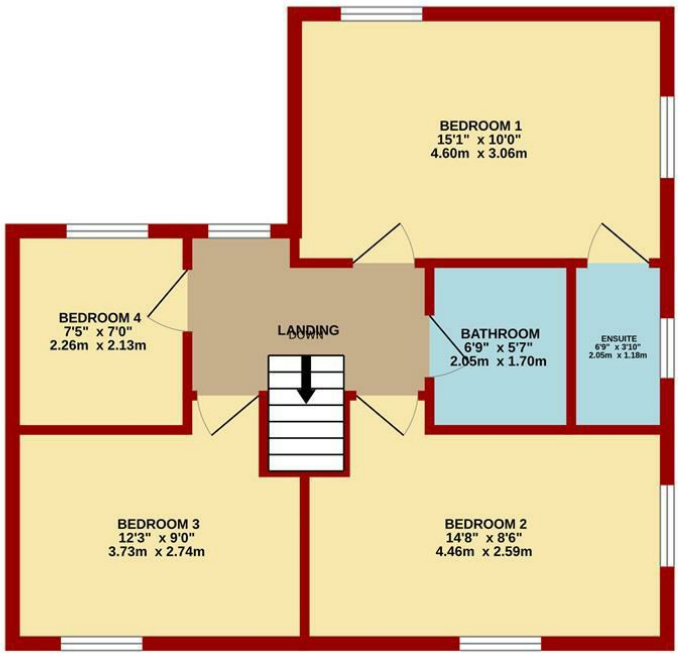




GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.

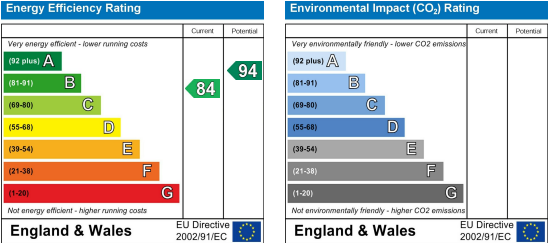


1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.
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.





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