

9 Hales Close
Coleford GL16 7SP

STEVE GOOCH
ESTATE AGENTS | EST 1985

£259,700

Positioned on the EDGE OF THE ESTATE with an OPEN OUTLOOK TO THE FRONT, this well-presented THREE BEDROOM SEMI-DETACHED HOME offers particularly attractive outside space, including a WIDER-THAN-AVERAGE PRIVATE REAR GARDEN which has been thoughtfully landscaped by the current owners. The property also benefits from a WIDER DRIVEWAY WITH PARKING FOR TWO VEHICLES, kitchen/diner with a range of integrated appliances, en-suite to the master bedroom and a pleasant outlook towards the surrounding hillsides.

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
3'09 x 4'05 (1.14m x 1.35m)
Accessed via a double glazed composite door, the entrance hall has tiled flooring, radiator, power points and stairs rising to the first floor. Doors lead to the cloakroom, lounge and kitchen/diner.

CLOAKROOM
2'11" x 5'03" (0.89m x 1.60m)
Fitted with a low-level WC, pedestal wash hand basin, radiator, extractor fan, part-tiled walls and tiled flooring.

LOUNGE
16'02" x 11'09 (4.93m x 3.58m)
A good-sized reception room with tiled flooring, radiator, power points and media points. A front-aspect double glazed UPVC window provides a pleasant open outlook, while stairs rise to the first floor and a door leads through to the kitchen/diner.

KITCHEN/DINER
14'11" x 10'06 (4.55m x 3.20m)
Fitted with a range of base, wall and drawer-mounted units beneath rolled-edge worktops, incorporating a stainless steel single bowl, single drainer sink unit with mixer tap. Integrated appliances include an oven, four-ring gas hob with stainless steel cooker hood, fridge/freezer, dishwasher and washing machine. There is tiled flooring, radiator and power points, together with a rear-aspect double glazed UPVC window and double glazed UPVC double doors opening onto the rear garden. Useful under-stair storage is also provided.

FIRST FLOOR LANDING
The landing provides access to all three bedrooms, the family bathroom and loft space, with radiator and power points.

BEDROOM ONE
13'08" x 8'05 (4.17m x 2.57m)
A good-sized master bedroom with radiator, power points and television point. The front-aspect double glazed UPVC window enjoys a particularly pleasant outlook over the balancing pond and towards the surrounding hillsides. Door leads to the en-suite.

EN-SUITE
8'04" x 4'05 (2.54m x 1.35m)
Fitted with an enclosed walk-in shower with tiled surround and shower over, pedestal wash hand basin with tiled splashback, low-level WC and radiator.

BEDROOM TWO
10'02" x 8'04 (3.10m x 2.54m)
Featuring radiator, power points and a rear-aspect double glazed UPVC window.

BEDROOM THREE
8'08" x 6'03 (2.64m x 1.91m)
A further bedroom with radiator, power points and front-aspect double glazed UPVC window, again enjoying the open outlook towards the surrounding countryside.

BATHROOM
5'06" x 6'03 (1.68m x 1.91m)
A white suite comprising panel bath, low-level WC and pedestal wash hand basin. The room also benefits from part-tiled walls, radiator, extractor fan, ceiling light and a rear-aspect frosted double glazed UPVC window.

OUTSIDE
To the front of the property is a driveway providing off-road parking for two cars, with gated side access leading to the rear garden.
The rear garden is a particular highlight of the property. The current owners have landscaped the garden to create a series of attractive, level areas, including a large patio, artificial lawn and stone-covered section, with a pathway leading to a further patio area at the rear. Power points and an outside tap are provided, along with a useful shed. The garden is fully enclosed by fencing.

SERVICES
Mains - Water, Electricity, Drainage and Gas.

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

TENURE
Freehold.

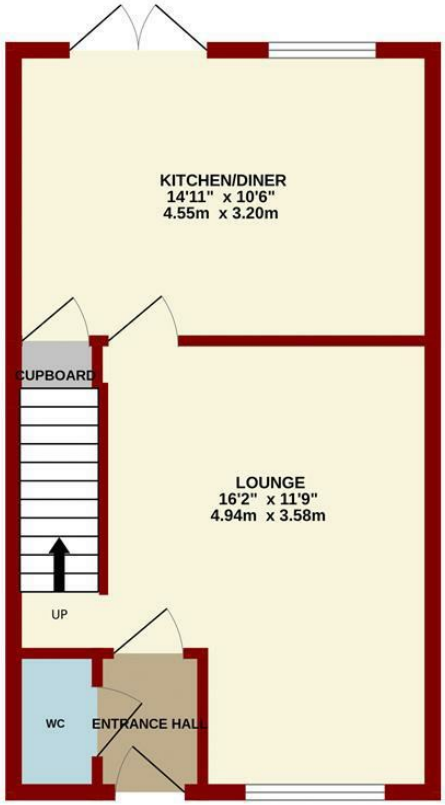
VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Coleford town centre, turn left at the traffic lights onto Bank Street, then continue onto Staunton Road. Turn right onto The Gorse and straight over at the crossroads onto Grove Road. Turn right into the Forest Grove development and follow Ridgeway Avenue for a short distance before turning right in to Hales Close where the property can be found.

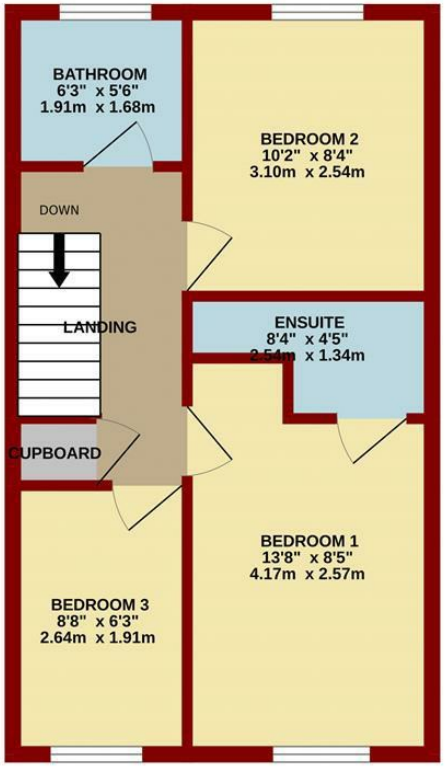
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.

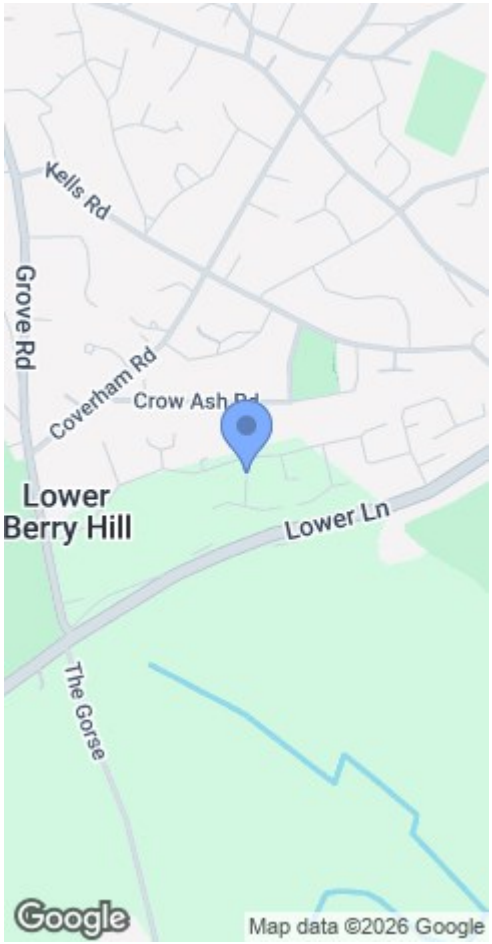
GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.

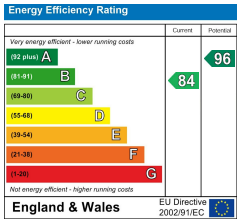


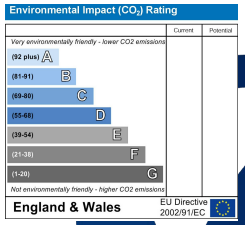
1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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.