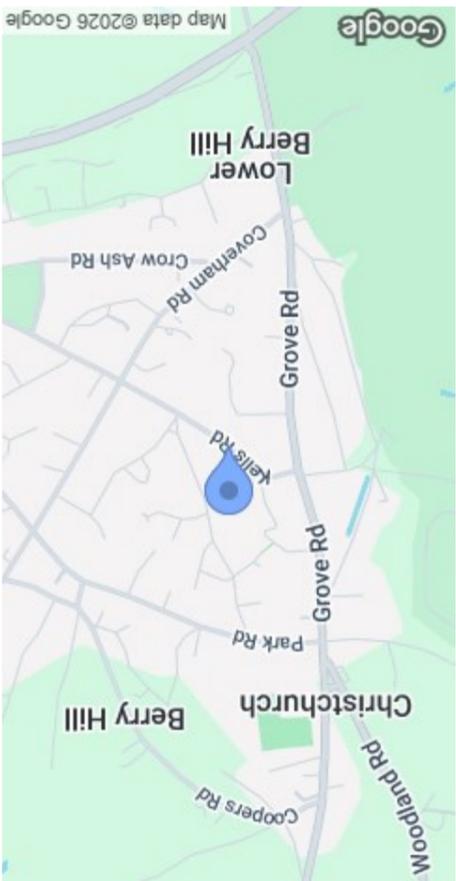




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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																						
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Kells House Kells Road
Berry Hill, Coleford GL16 7AB

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£425,000

A well presented FOUR BEDROOM detached home is located in the highly sought-after village of Berry Hill. The property boasts SPACIOUS living with four generously sized bedrooms, a dedicated STUDY, a UTILITY room, and a large open-plan kitchen/dining area. It features two bathrooms, one upstairs and one downstairs, for added convenience.

Outside a low-maintenance garden, while a versatile workshop offers potential as an annexe or additional accommodation. Ample off-road parking for several vehicles completes this attractive family home.

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 frosted upvc door into:

ENTRANCE HALLWAY

Radiator, power points, oak flooring which runs throughout the majority of the downstairs space along with engineered oak doors throughout. Door giving access into:

SHOWER ROOM

5'00 x 5'11 (1.52m x 1.80m)

Walk in shower with mains shower overhead and rainfall shower above, extractor fan, part tiled, sink with tap over, close coupled WC, heated towel rail, front aspect double glazed upvc frosted window.

From the hallway, door giving access into:

STUDY

8'09 x 9'02 (2.67m x 2.79m)

Oak flooring, radiator, power points, front aspect double glazed upvc window.

LOUNGE

12'00 x 12'03 (3.66m x 3.73m)

Oak flooring, power points, TV point, radiator, under stairs storage space, rear aspect patio doors giving access out to the garden, side aspect sliding doors leading out to the driveway. Double oak part glazed doors leading to the dining room.

KITCHEN

11'08 x 9'02 (3.56m x 2.79m)

Range of wall, drawer and base mounted units, Belfast sink with mixer tap over, electric oven with extractor fan over, space for large double fridge/ freezer, built in dishwasher, inset ceiling spotlights, fuse box, heated towel rail, oak flooring, cupboard housing the boiler, front aspect double glazed upvc window, upvc partly frosted glazed door which gives access into utility room. Opening giving access into:

DINING ROOM

12'02 x 12'03 (3.71m x 3.73m)

Oak flooring, power points. Patio doors gives access into:

CONSERVATORY

13'11 x 11'01 (4.24m x 3.38m)

Power points, radiator, rear and side aspect double glazed upvc windows. Rear aspect double doors giving access out to garden.

UTILITY ROOM

6'08 x 15'10 (2.03m x 4.83m)

Wall and base mounted units, Belfast sink unit with mixer tap over, space for washing machine and tumble dryer, power points, two side aspect Velux wooden double glazed windows, front aspect upvc double glazed barn door. Rear aspect upvc double glazed door out to the garden.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Power points, radiator, over stairs storage cupboard, rear aspect frosted window. Door into:

BEDROOM ONE

9'02 x 15'03 (2.79m x 4.65m)

Power points, radiator, front aspect upvc double glazed window enjoying far reaching views.

BEDROOM TWO

12'02 x 11'06 (3.71m x 3.51m)

Radiator, power points, TV point, front aspect upvc double glazed window.

BATHROOM

8'09 x 9'11 (2.67m x 3.02m)

Inset ceiling spot lights, walk in shower, corner panelled bath, close coupled WC, vanity wash hand basin with mixer tap, extractor fan, rear aspect upvc doubly glazed frosted window.

BEDROOM THREE

12'02 x 8'10 (3.71m x 2.69m)

Power points, radiator, rear aspect upvc double glazed window.

BEDROOM FOUR/LOFT ROOM

27'05 x 14'07 (8.36m x 4.45m)

Power points, TV point, inset ceiling spotlights, eave storage space, three front and rear aspect wooden Velux windows.

OUTSIDE

To the front of the property you have a gravelled driveway providing off road parking for three vehicles, outside power.

REAR GARDEN

Low maintenance garden enjoying a gravelled area, outside tap and summer house. Steps lead to a lawned area all surrounding by walling and hedging surround.

WORKSHOP/POTENTIAL ANNEXE

9'05 x 19'04 (2.87m x 5.89m)

Could be converted further subject to relevant permissions. Power and lighting, insulated, separate consumer unit to the property, front and side aspect upvc double glazed windows, two rear aspect wooden double glazed wooden windows, front aspect door. Side aspect double doors leading out to the garden.

SERVICES

Mains gas, mains electric, mains drainage, mains water evacuated tube Solar Panels.

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

To be advised.

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 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 onto Grove Road. Turn right onto Coverham Road, turn left onto Kells Road where the property can be found on your left 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)