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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 |        |
|--------------------------|--------|
| Current                  | Future |
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£267,500

EXTREMELY WELL PRESENTED, THREE-BEDROOM SEMI-DETACHED HOUSE, enjoying a SOUGHT AFTER RESIDENTIAL POSITION, GENEROUS SIZE LANDSCAPED GARDEN and DRIVEWAY WITH OFF-ROAD PARKING.

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 HALLWAY**

4'5" x 3'9" (1.35m x 1.14m)  
Accessed via a composite entrance door, with wood-effect flooring, radiator, power points and doors leading to the cloakroom and lounge.

**CLOAKROOM**

5' x 3' (1.52m x 0.91m)  
Fitted with a low-level WC and pedestal wash hand basin with tiled splashback, together with wood-effect flooring and radiator.

**LOUNGE**

16'2" x 11'9" (4.93m x 3.58m)  
A spacious reception room with radiator, power points, television point and front aspect double glazed UPVC window.

**KITCHEN/DINER**

15' x 10'5" (4.57m x 3.18m)  
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. There is a fitted oven with four-ring stainless steel gas hob, glass splashback and stainless steel extractor fan over. Integrated fridge freezer and dishwasher, together with space and plumbing for a washing machine. Further features include power and appliance points, radiator, space for a dining table and chairs, rear aspect double glazed UPVC window and double glazed UPVC double doors providing access to the rear garden. Useful under-stairs storage cupboard.

**LANDING**

With radiator, power points, access to the loft space and doors leading to all three bedrooms, the family bathroom and a useful storage cupboard.

**BEDROOM ONE**

13'8" x 8'5 (4.17m x 2.57m)  
A good-sized double bedroom with radiator, power points, recess suitable for a wardrobe and front aspect double glazed UPVC window.

**EN-SUITE**

8'5" x 4'5" (2.57m x 1.35m)  
Fitted with a walk-in shower with mains shower, low-level WC and pedestal wash hand basin with tiled splashback, together with radiator.

**BEDROOM TWO**

10'2" x 8'6" (3.10m x 2.59m)  
With radiator, power points and rear aspect double glazed UPVC window.

**BEDROOM THREE**

8'8" x 6'3 (2.64m x 1.91m)  
With radiator, power points and front aspect double glazed UPVC window.

**FAMILY BATHROOM**

6'03 x 5'06 (1.91m x 1.68m)  
Fitted with a panel bath with tiled surround, low-level WC and pedestal wash hand basin with tiled splashback. Radiator and rear aspect double glazed UPVC frosted window.

**OUTSIDE**

To the front of the property is a driveway providing off - road parking for two vehicles, together with gated access leading to the rear garden. The rear garden is a particular highlight of the property, being thoughtfully landscaped and offering an excellent degree of privacy. There is a large patio area with ample space for outdoor seating, also with outside power points and water tap. There is mature shrubs providing a natural divide between the patio and artificial lawn, steps lead up to a raised decked area and summer house with adjoining shed positioned at the rear. Overall, the garden provides a generous and versatile outdoor space and is a real standout feature of the property.

**SERVICES**

Mains - Water, Electricity, 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: 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 straight over at the cross roads onto Grove Road. Turn right into the Forest Grove new development site and onto Ridgeway Avenue. Take the second exit on the mini roundabout and continue along this road following it round to the right hand side where the property will be found on your left.

**PROPERTY SURVEYS**

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

