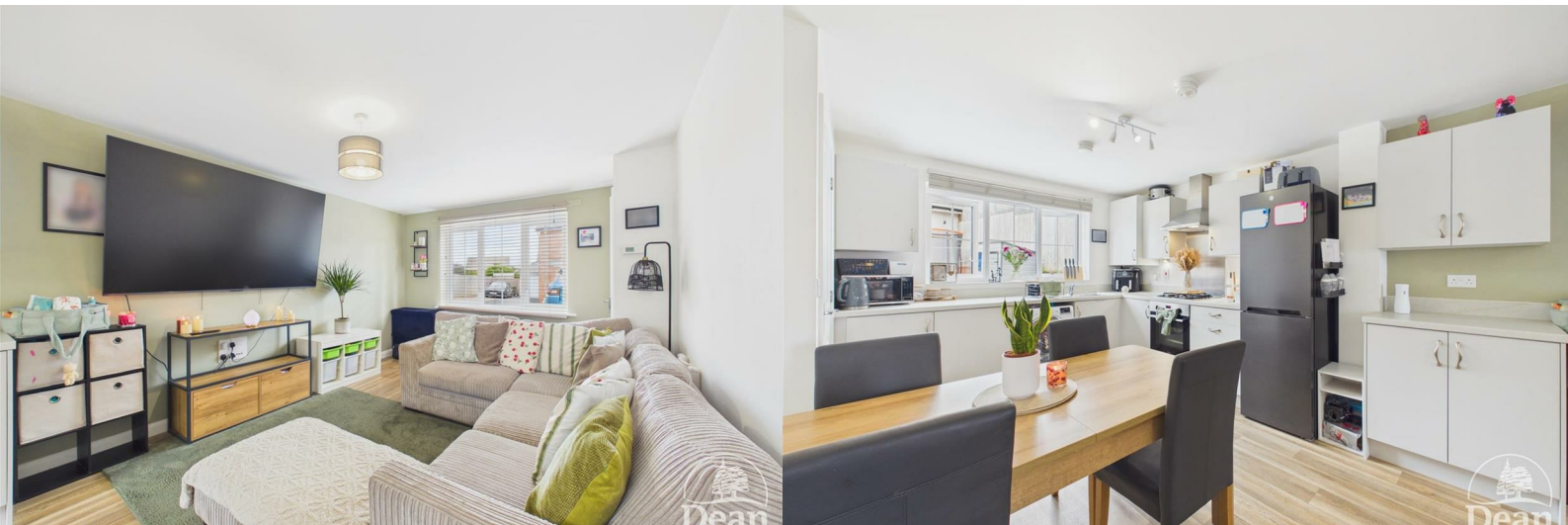




Hales Close

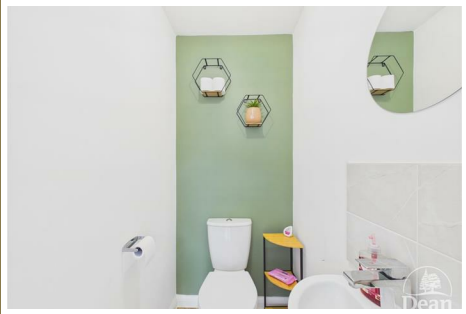
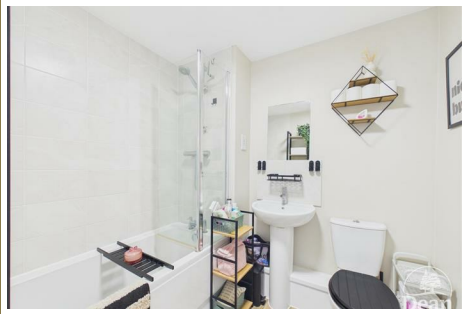
Berry Hill, Coleford, Gloucestershire, GL16 7SP

£235,000



A well presented two bedroom family home providing an excellent opportunity for first-time buyers & those looking to take a step onto the property ladder.

The ground floor offers bright & spacious accommodation, centred around an impressive open-plan family room providing plenty of space for both living & dining. This sociable space is ideal for modern day-to-day living & entertaining, while a useful cloakroom completes the ground floor. Upstairs, the property benefits from two generous double bedrooms together with a well-appointed family bathroom. Outside, the property enjoys a generous enclosed rear garden, featuring a patio area ideal for outdoor seating and entertaining, a good-sized lawn and convenient side access. The property also benefits from off-road parking.



Approached via a composite front door into:

Entrance Hallway:
4'7" x 3'9" (1.40m x 1.15m)

Stairs to first floor landing, door to open plan kitchen/lounge, power & lighting, smoke alarm, radiator.

Open Plan Kitchen/Lounge:
27'10" x 11'0" (8.49m x 3.37m)

Lounge:
UPVC double glazed window to front aspect, TV point, power & lighting, radiator, storage cupboard.

Kitchen/Dining Room:
A range of wall units & base units, worktops, door to cloakroom, electric hob with extractor hood, electric oven, stainless steel sink, UPVC double glazed window, integrated fridge/freezer, space & plumbing for washing machine, door to rear porch.

Cloakroom:
4'9" x 3'3" (1.45m x 1.01m)
W.C., hand wash basin, radiator, lighting.

Rear Porch:
5'4" x 4'3" (1.63m x 1.32m)
Door to cloakroom, power & lighting, radiator, UPVC door with double glazed window to rear garden.

First Floor Landing:
7'6" x 3'10" (2.31m x 1.17m)
Doors to bedrooms & bathroom, radiator, loft access, power & lighting, smoke alarm.

Bedroom One:
11'3" x 10'11" (3.43m x 3.35m)
UPVC double glazed window to front aspect, radiator, power & lighting, built in wardrobes.

Bedroom Two:
14'7" x 8'10" (4.46m x 2.70m)
UPVC double glazed window to rear aspect, radiator, power & lighting.

Bathroom:
7'0" x 6'7" (2.15m x 2.02m)
Panelled bath with shower over & glass shower screen, W.C., hand wash basin, heated towel rail, lighting, extractor fan.

Outside:
To the front of the property is off road parking,

with a paved pathway providing access to the front entrance and gated side access leading through to the rear.

The enclosed rear garden offers a pleasant & practical space, ideal for families & outdoor entertaining. A generous paved patio provides ample room for garden furniture & seating, while the remainder is predominantly laid to lawn. The garden also benefits from a useful storage shed, with timber fencing providing a good degree of enclosure & privacy.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



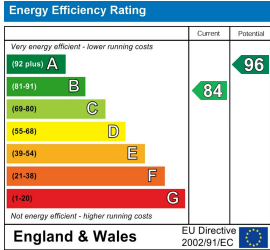
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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