



Hales Close, Berry Hill, GL16 7SP

£1,400 Per Month





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# 13 Hales Close

Berry Hill, GL16 7SP

- NEW BUILD
- REAR GARDEN
- UTILITY ROOM
- MASTER ENSUITE
- 3 BEDROOMS
- GARAGE
- MODERN HOME

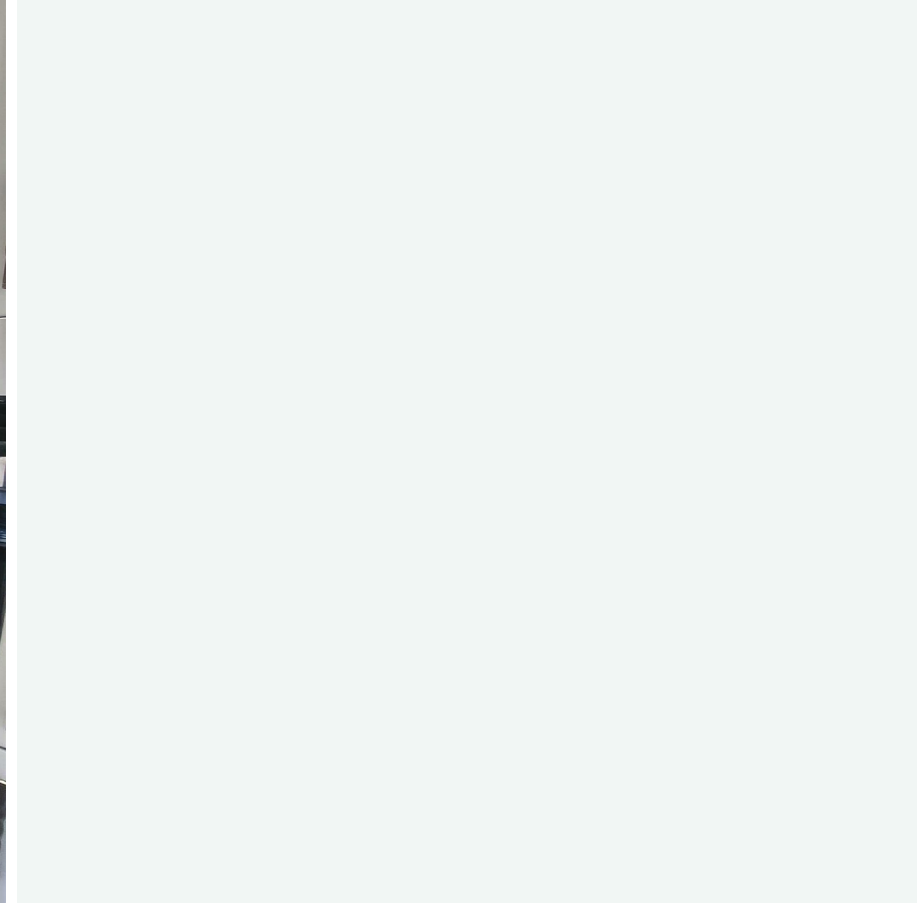
Introducing this beautifully presented three-bedroom detached home, built by Barratt Homes in the desirable Andover design. Located in the sought-after Berry Hill area near Coleford, this modern property is perfect for families, professionals, or anyone looking to join a contemporary new-build community.

Inside, the home boasts a bright, spacious layout with high-quality finishes throughout. The ground floor includes a welcoming living room and a generous kitchen/dining area equipped with an integrated oven, fridge freezer, and dishwasher. A practical utility room and a convenient downstairs WC complete the ground level.

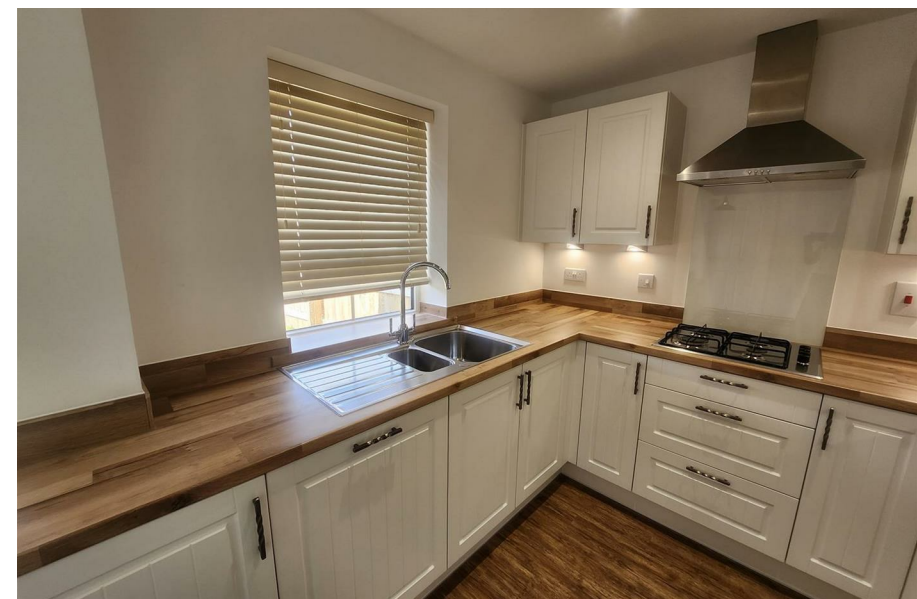
Upstairs, the master bedroom benefits from its own Ensuite shower room. Two further bedrooms—one double and one single—offer ideal spaces for children, guests, or a home office, accompanied by a stylish family bathroom.

Outside, the property features a private rear garden, ideal for relaxing or entertaining, while the front of the home provides a driveway with off-road parking for two vehicles.





Directions

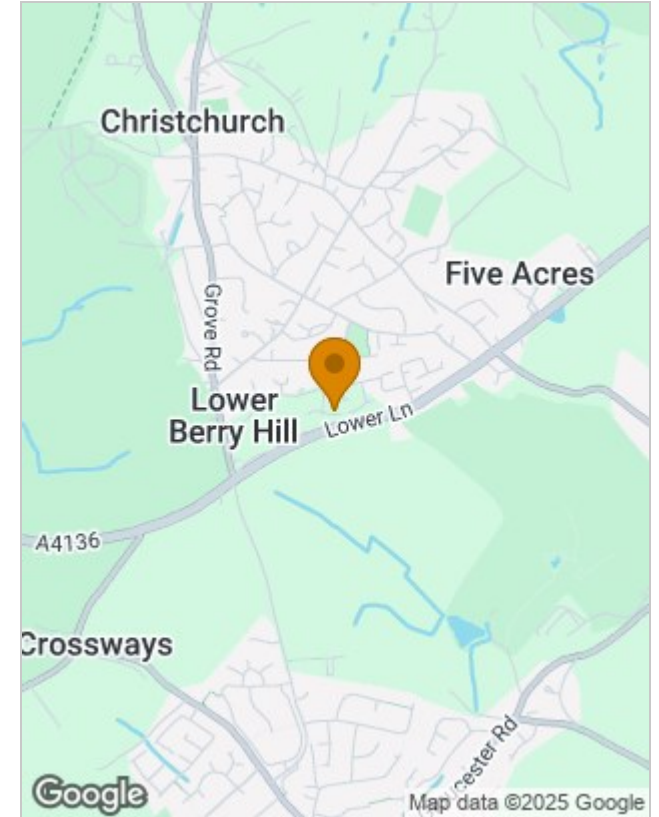




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.