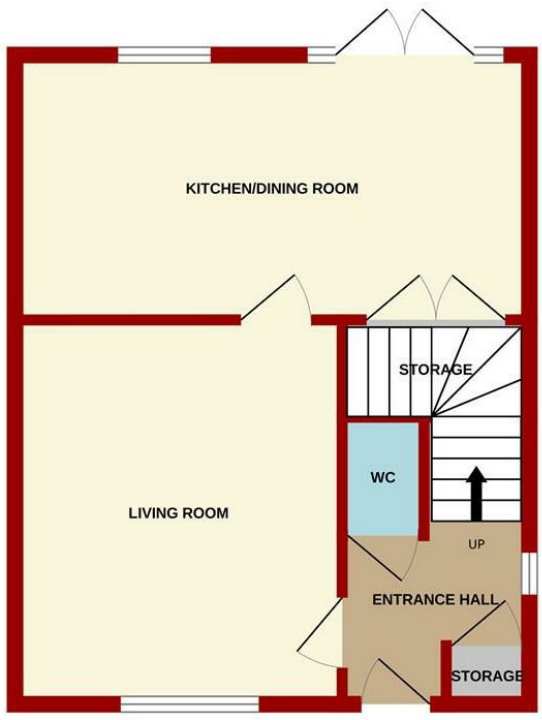
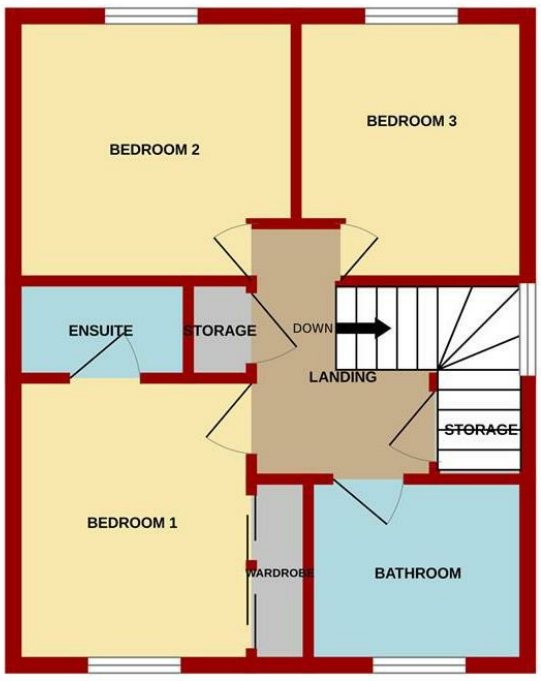
# 7 Barrow Drive
Berry Hill, Coleford GL16 7FH

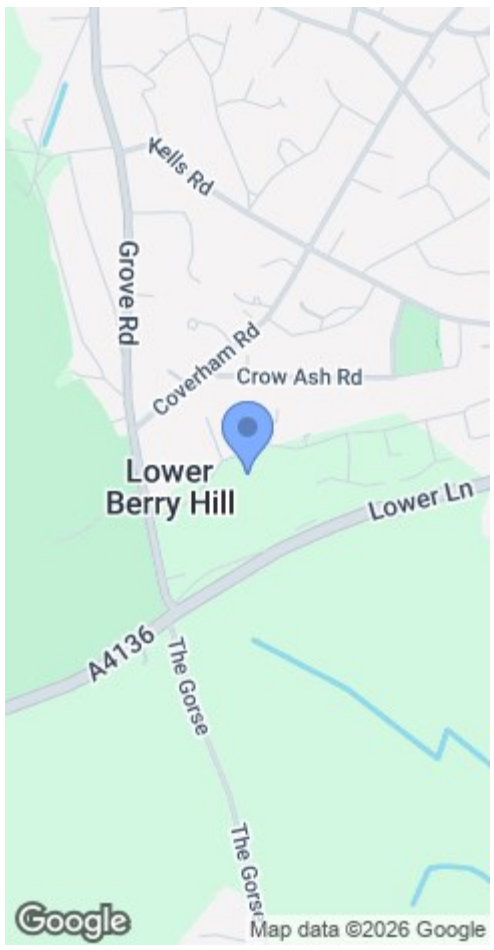
STEVE GOOCH
ESTATE AGENTS | EST 1985

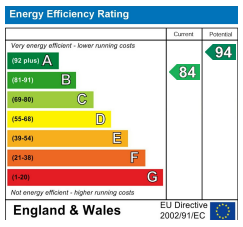
GROUND FLOOR

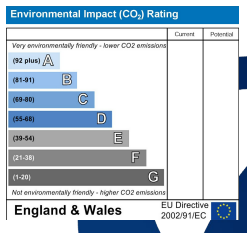



1ST FLOOR




Measurements are approximate. Not to scale. Illustrative purposes only
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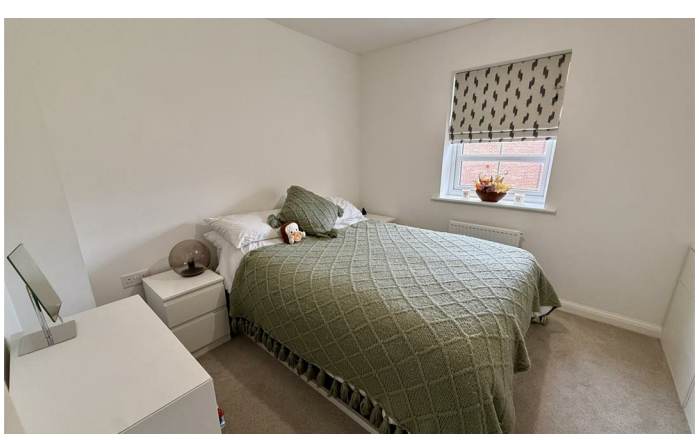
# £310,000

A VERY WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME, situated in a popular residential location and offering well-proportioned accommodation arranged over two floors. The property benefits from a SPACIOUS LOUNGE, LARGE OPEN-PLAN KITCHEN/DINING ROOM, THREE BEDROOMS, EN-SUITE TO THE MAIN BEDROOM, DOWNSTAIRS WC, USEFUL STORAGE THROUGHOUT, DRIVEWAY PARKING FOR 2–3 VEHICLES AND ENCLOSED REAR GARDEN.

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
The property is accessed via a UPVC double glazed entrance door into the entrance hallway, which has wood-effect vinyl flooring, radiator, power points, stairs rising to the first floor and a useful understairs storage cupboard. A further door leads through into the lounge.

## LOUNGE
13'4" x 11'4" (4.06m x 3.45m)
A well-proportioned reception room having radiator, power points, television point and a large front-aspect UPVC double glazed window providing a pleasant outlook.
A doorway leads through into the kitchen/dining room.

## KITCHEN/DINING ROOM
18'2" x 9'2" (5.54m x 2.79m)
A particularly LIGHT AND SPACIOUS ROOM, fitted with a range of base, wall and drawer-mounted units with work surfaces over, together with a stainless steel sink and mixer tap.Integrated appliances include FRIDGE/FREEZER AND DISHWASHER, while there is also a cupboard housing the Ideal Logic gas-fired boiler.
There is ample space for a large dining table and chairs, together with a useful understairs storage cupboard.
A rear-aspect UPVC double glazed window provides natural light, while UPVC double glazed doors give access onto the rear patio and garden.

## DOWNSTAIRS WC
Fitted with a white suite comprising low-level WC and pedestal wash hand basin, with tiled splashback, wood-effect vinyl flooring, radiator and extractor fan.

## FIRST FLOOR
The first floor is approached via a spacious landing, having radiator, power points and access to a useful storage cupboard. A further cupboard provides additional storage and access to the loft space.

## BEDROOM ONE
9'2" x 8'5" (2.79m x 2.57m)
The main bedroom benefits from radiator, power points, television point and TWO DOUBLE WARDROBES providing hanging space and shelving.
A large UPVC double glazed window provides a pleasant outlook towards Coleford and woodland beyond.
Door to:

## EN-SUITE
Fitted with a white suite comprising pedestal wash hand basin, low-level WC and double shower cubicle with sliding door and shower over. There is also an extractor fan, radiator and wood-effect vinyl flooring.

## BEDROOM TWO
9'7" x 9'3" (2.92m x 2.82m)
Having radiator, power points, television point and a rear-aspect UPVC double glazed window.

## BEDROOM THREE
Having radiator, power points, television point and rear-aspect UPVC double glazed window.

## FAMILY BATHROOM
Fitted with a white suite comprising panelled bath, low-level WC and pedestal wash hand basin, with tiled splashback, wood-effect vinyl flooring, radiator and extractor fan. There is also a front-aspect frosted UPVC double glazed window.

## OUTSIDE
The property is approached via a paved pathway leading to the front door, with a small, low-maintenance front garden incorporating decorative gravel and established bushes.
A driveway provides off-road parking for 2-3 cars. A side garden gate provides access to the rear garden.
The rear garden is enclosed by fencing and comprises a small paved patio area leading onto an area of lawn, providing a pleasant and relatively low-maintenance outdoor space.

## SERVICES
Mains - Water, Electricity, Drainage and Mains Gas Heating.

## 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 are 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 Ridgeway Avenue then right onto Barrow Drive where the property can be found at the end of the road on the left hand side.

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