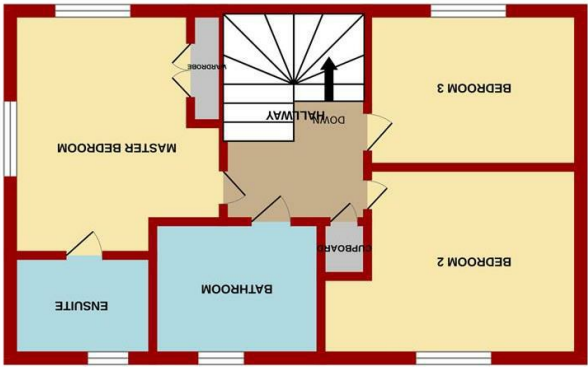
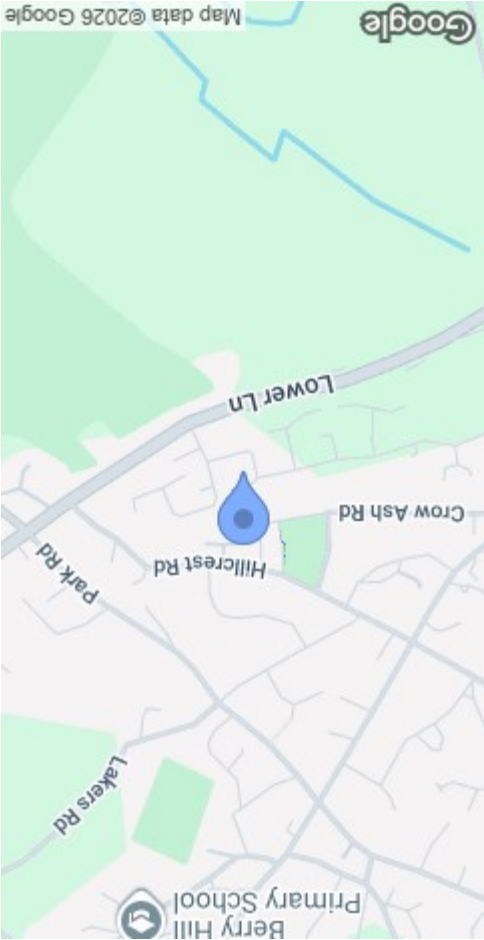
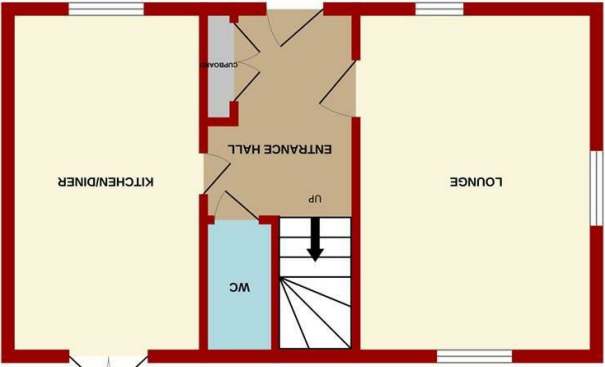


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		England & Wales	
Current	Target	2009/10 EC	2020/21 EC
Very energy efficient - low running costs		A (92-100)	A (92-100)
Energy efficient		B (81-91)	B (81-91)
Decent		C (69-80)	C (69-80)
Average		D (55-68)	D (55-68)
Below average		E (39-54)	E (39-54)
Poor		F (29-38)	F (29-38)
Very poor		G (1-28)	G (1-28)
Energy Efficiency Rating		England & Wales	
Very energy efficient - low running costs		2009/10 EC	
Energy efficient		2020/21 EC	
Decent		2009/10 EC	
Below average		2009/10 EC	
Poor		2009/10 EC	
Very poor		2009/10 EC	



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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75 Ridgeway Avenue
Berry Hill, Coleford GL16 7SF

Offers Over £300,000

EXCEPTIONALLY WELL PRESENTED THREE-BEDROOM DETACHED HOME offering SPACIOUS AND VERSATILE ACCOMMODATION, OFF-ROAD PARKING FOR TWO VEHICLES WITH EV CHARGING, MASTER BEDROOM WITH EN-SUITE, a PRIVATE ENCLOSED REAR GARDEN and a POPULAR RESIDENTIAL LOCATION within Berry Hill.

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.

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

8'07 x 9'03 (2.62m x 2.82m)
Accessed via a partially glazed composite door. Featuring a radiator, power points and double doors opening into a large storage cupboard fitted with shelving and hanging space. Stairs rise to the first-floor landing.

LOUNGE

10'07 x 15'05 (3.23m x 4.70m)
A spacious triple-aspect reception room with front, side and rear-facing double-glazed uPVC windows. Fitted with power points and television point, providing a light and airy living space.

KITCHEN/DINER

8'07 x 15'05 (2.62m x 4.70m)
Fitted with a range of base, wall and drawer-mounted units with rolled-edge worktops. Stainless steel single bowl sink with drainer and mixer tap. Integrated electric oven, four-ring electric hob with stainless steel extractor hood, integrated dishwasher, fridge/freezer and washer/dryer. Radiator, ample power and appliance points, space for a dining table and chairs, front-facing double-glazed uPVC window and rear-facing double-glazed uPVC double doors opening onto the decking area.

CLOAKROOM

3'02 x 6'04 (0.97m x 1.93m)
Fitted with a low-level WC, pedestal wash hand basin with tiled splashback and radiator.

FIRST FLOOR LANDING

With rear-facing double-glazed uPVC window, power points, access to loft space and a built-in storage cupboard.

BEDROOM ONE

10'10 x 10'06 (3.30m x 3.20m)
A double bedroom featuring radiator, power points, built-in wardrobes comprising two sets of double wardrobes and side and rear-facing double-glazed uPVC windows. Door leading to the en suite.

EN-SUITE

7'06 x 4'07 (2.29m x 1.40m)
Comprising a double shower enclosure with mains-fed shower, fully tiled surround, low-level WC, pedestal wash hand basin with tiled splashback, radiator and front-facing double-glazed uPVC frosted window.

BEDROOM TWO

9'11 x 8'09 (3.02m x 2.67m)
A further double bedroom with radiator, power points, built-in double wardrobe and front-facing double-glazed uPVC window.

BEDROOM THREE

8'09 x 6'05 (2.67m x 1.96m)
Featuring radiator, power points and rear-facing double-glazed uPVC window.

BATHROOM

6'11 x 5'06 (2.11m x 1.68m)
Fitted with a white suite comprising panelled bath with mains-fed shower over and tiled surround, low-level WC, pedestal wash hand basin with tiled splashback, radiator and front-facing double-glazed uPVC frosted window.

OUTSIDE

To the side of the property is a driveway providing off-road parking for two vehicles and an electric vehicle charging point. The rear garden is private and enclosed by fencing and a brick wall, predominantly laid to lawn with a decked seating area, ideal for outdoor entertaining.

SERVICES

Mains Water, Drainage, Electricity and Gas.

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 advised.

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. The property can be found directly in front of you 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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.