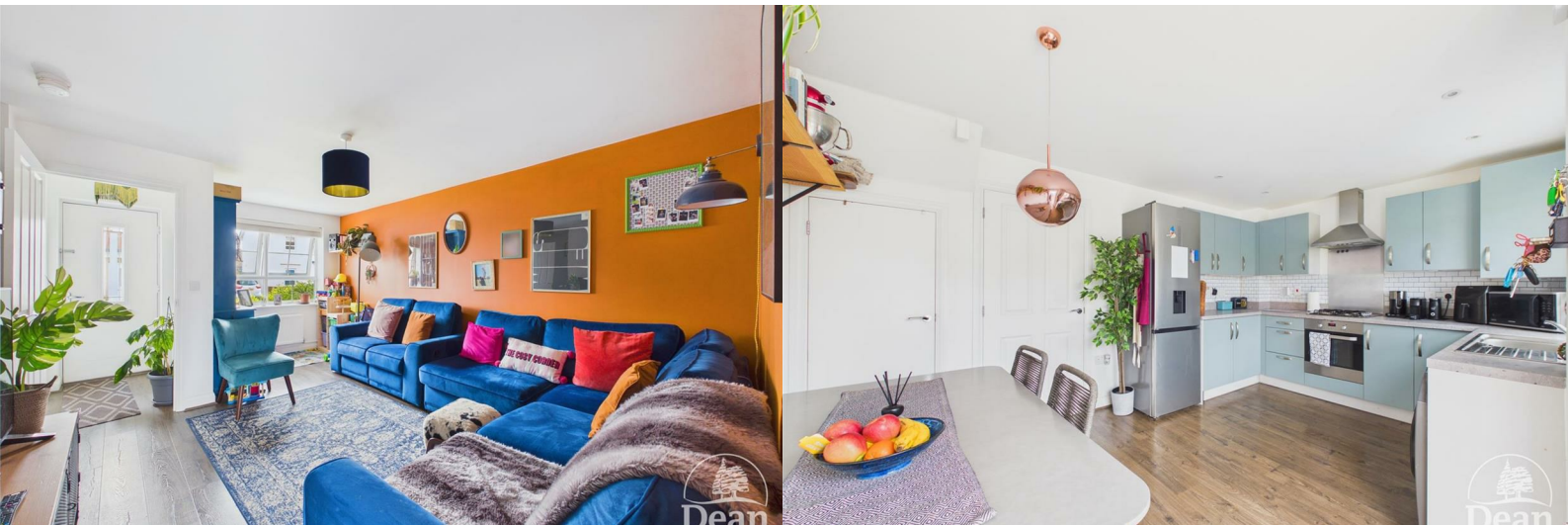




Ridgeway Avenue

Berry Hill, Coleford, GL16 7SF

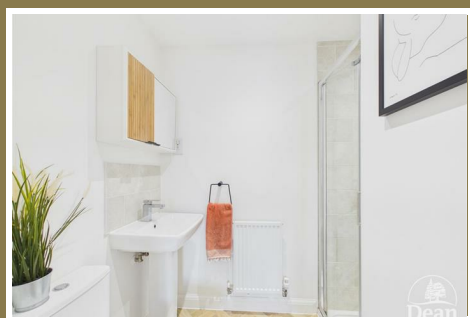
£260,000



A beautifully presented home, positioned on the highly desirable Forest Grove development in Berry Hill. Constructed in 2021, the property still benefits from approximately five years remaining on the NHBC warranty, offering peace of mind for prospective buyers. The accommodation comprises a spacious and welcoming lounge, along with an upgraded kitchen/dining room designed with modern living and entertaining in mind. To the rear, the property enjoys a well-maintained garden with a private, non-overlooked aspect, creating an ideal outdoor space to relax and unwind. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom complete with en-suite facilities. Further benefits include off-road parking for two vehicles and the added convenience of an electric vehicle charging point.

Berry Hill is a highly sought-after village located on the edge of the beautiful Forest of Dean, offering a perfect balance of countryside living and everyday convenience. Known for its strong sense of community, the village provides a range of local amenities including a convenience store with post office, pharmacy, takeaways, hairdressers, a popular public house and an active rugby club.

The area is particularly appealing for families, with well-regarded schools such as Berry Hill Primary School and Five Acres High School within easy walking distance. Residents also enjoy access to a variety of scenic woodland walks, cycle trails and outdoor pursuits right on the doorstep, making it ideal for those who appreciate nature and an active lifestyle.



Approached via a partly glazed composite door into:

Entrance Hallway:

3'8 x 4'4 (1.12m x 1.32m)

Radiator, power & lighting, fuse board, doors to lounge & cloakroom.

Cloakroom:

3 x 5'2 (0.91m x 1.57m)

Close-coupled W.C., wash hand basin with mixer tap, radiator, extractor fan, shelving, lighting.

Lounge:

11'7 x 16'1 (3.53m x 4.90m)

Front aspect UPVC double glazed window, radiator, TV point, power & lighting, stairs leading to the first floor landing, door to kitchen/dining room.

Kitchen/Dining Room:

14'10 x 10'4 (4.52m x 3.15m)

Rear aspect UPVC double glazed window, UPVC double doors providing access to the garden, fitted kitchen with an upgraded range of base, wall and drawer units, built-in oven, gas hob with extractor over, integrated dishwasher, space & plumbing for washing machine, space for large fridge/freezer, inset ceiling spotlights, radiator,

power, understairs storage cupboard, cupboard housing the boiler.

First Floor Landing:

6'3 x 11'10 (1.91m x 3.61m)

Loft access, radiator, power & lighting, storage cupboard.

Bedroom One:

8'5 x 11'6 (2.57m x 3.51m)

Front aspect UPVC double glazed window, radiator, power & lighting, door to en-suite.

En-Suite:

8'4 x 4'5 (2.54m x 1.35m)

Walk-in shower with mains shower and tiled surround, wash hand basin with mixer tap, close-coupled W.C., radiator, shaver point, ceiling spotlights, extractor fan.

Bedroom Two:

8'5 x 10'2 (2.57m x 3.10m)

Rear aspect UPVC double glazed window, radiator, power & lighting.

Bedroom Three:

6'4 x 8'7 (1.93m x 2.62m)

Front aspect UPVC double glazed window, radiator, power & lighting.

Bathroom:

6'2 x 5'5 (1.88m x 1.65m)

Rear aspect UPVC double glazed frosted window, panelled bath with taps over, wash hand basin with mixer tap, close-coupled W.C., radiator, ceiling spotlights, extractor fan.

Outside:

To the front, steps with a handrail leads to the front door, with a lawned area & established shrubs.

The rear garden is well maintained & non-overlooked, comprising of a large patio/seating

area, lawn, pathway & decorative stone chippings. Additional benefits include outdoor power, lighting, water tap & a garden shed. The garden is enclosed by fencing with gated side access leading to off road parking.

Parking:

Two allocated parking spaces with electric vehicle charging point.

Agents Note:

Estate management fee approximately £250 per annum (This charge is yet to be set up).



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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



Approximate total area⁽¹⁾
755 ft²
70.2 m²

(1) Excluding balconies and terraces

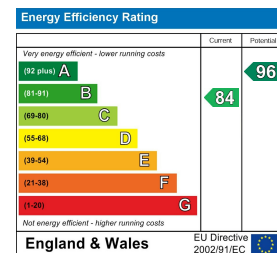
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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