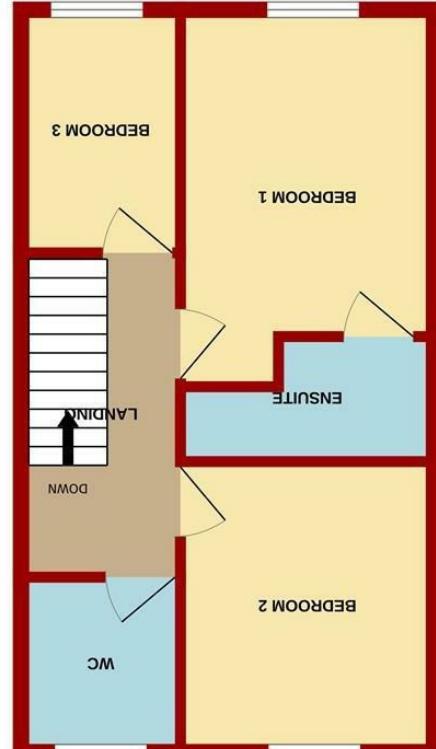
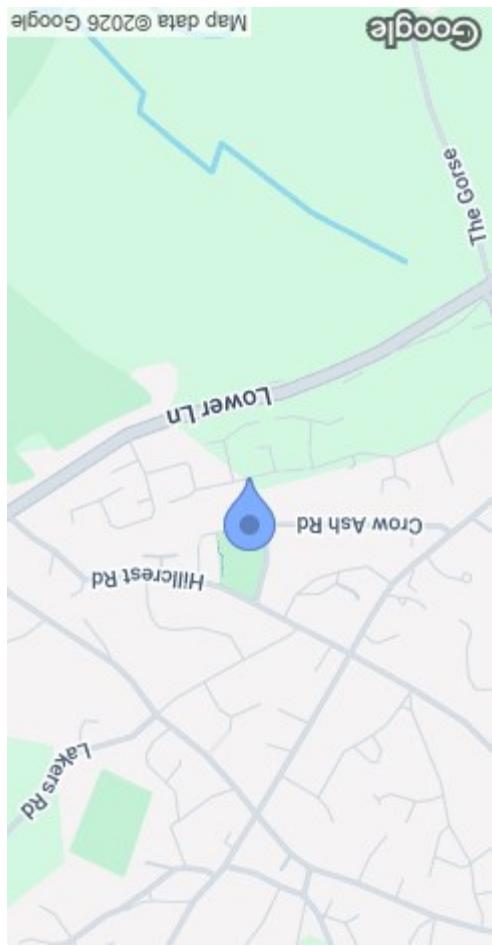
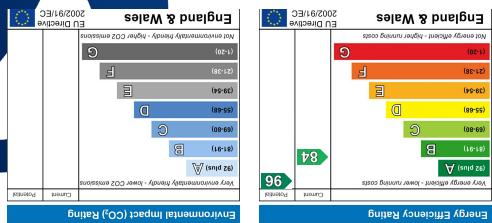


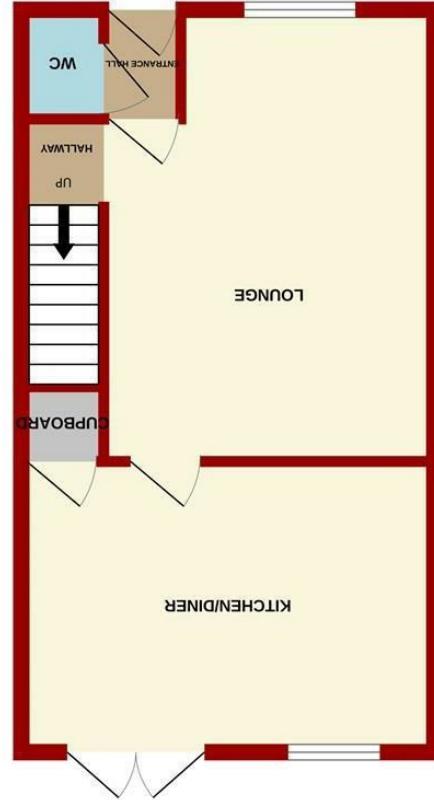
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements and 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 cannot be inferred that any items shown are included in the sale.

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MISREPRESENTATION DISCLAIMER



STFLOOR



GROUNDFLOOR



29 Ridgeway Avenue  
Berry Hill, Coleford GL16 7SF

 STEVE GOOCH  
ESTATE AGENTS | EST 1985

**£275,000**

Situated within the POPULAR NEW-BUILD DEVELOPMENT of FOREST GROVE in BERRY HILL, this VERY WELL-PRESENTED THREE BEDROOM SEMI-DETACHED HOME offers MODERN, COMFORTABLE LIVING in a HIGHLY SOUGHT-AFTER LOCATION.

The property features a GENEROUS LOUNGE, an UPGRADED KITCHEN/DINER ideal for family living and entertaining, together with a WELL MAINTAINED NON-OVERLOOKED REAR GARDEN. Additional benefits include OFF-ROAD PARKING complete with an ELECTRIC VEHICLE CHARGING POINT.

This attractive home is perfectly suited to FIRST-TIME BUYERS or FAMILIES seeking a QUALITY PROPERTY in a WELL-CONNECTED RESIDENTIAL AREA.

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.



Property is accessed via a partly glazed composite door into:

#### **ENTRANCE HALLWAY**

Radiator, fuse board, power points, door into:

#### **CLOAKROOM**

5'03 x 3'00 (1.60m x 0.91m)

Close coupled WC, sink with tap over, radiator, extractor fan, shelving.

From the hallway, door into:

#### **LOUNGE**

16'02 x 11'09 (4.93m x 3.58m)

Front aspect double glazed upvc window, radiator, power points, tv point, stairs to first floor landing, door into:

#### **KITCHEN/DINER**

10'05 x 14'11 (3.18m x 4.55m)

Rear aspect double glazed upvc window, rear aspect double doors giving access out to the rear garden. Upgraded kitchen to include range of wall, drawer and base mounted units, built in oven, gas ring hob, extractor fan, dishwasher, space for washing machine, space for large upright fridge/freezer, inset ceiling spotlights, understairs cupboard space with a radiator, cupboard housing the boiler.

From the lounge, stairs to first floor landing.

#### **FIRST FLOOR LANDING**

Access to the loft which has been boarded. Radiator, power points, over the stairs storage cupboard, doors giving access into all rooms.

#### **BEDROOM ONE**

13'07 x 8'05 (4.14m x 2.57m)

Front aspect double glazed upvc window, radiator, power points. Door into:

#### **EN-SUITE**

8'04 x 4'05 (2.54m x 1.35m)

Walk in shower - fully tiled with mains shower overhead, radiator, close coupled WC, sink with tap over, storage shelf, inset ceiling spotlights, shaver point, extractor fan.

#### **BEDROOM TWO**

10'02 x 8'05 (3.10m x 2.57m)

Rear aspect double glazed upvc window, radiator, power points.

#### **BEDROOM THREE**

6'03 x 8'09 (1.91m x 2.67m)

Front aspect double glazed upvc window, radiator, power points.

#### **BATHROOM**

6'03 x 5'06 (1.91m x 1.68m)

Rear aspect double glazed upvc frosted window, modern panelled bath with taps over, close coupled WC, sink with tap over, radiator, inset ceiling spotlights, extractor fan.

#### **OUTSIDE**

To the front of the property there are steps leading up to the front door which includes a hand rail and outside lighting. There is a laid to lawn area and shrubbery.

The rear garden comprises of a large patio area, a laid to lawn area with a patio slabbed pathway between, a stone chipping area and a garden shed. There is also outdoor power, lighting and an outdoor tap. This is all surrounded by fencing and a gate which gives side access to rear the parking area. There are two parking spaces with an electric car charging point.

#### **AGENTS NOTE**

Estate Fee Per Year: £250. (Not yet set up).

#### **SERVICES**

Mains Gas, Water, Drainage, Electricity.

#### **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. On 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 TBC.

#### **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 the property can be found on the left hand side 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)