

Dean
ESTATE AGENTS



16 Forest Patch
Berry Hill, Coleford, Gloucestershire, GL16 8RB
Offers Over £250,000

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*****VIRTUAL TOUR AVAILABLE***NO ONWARD CHAIN***VIEWING HIGHLY RECOMMENDED*** Dean Estate Agents are pleased to present this recently renovated family home benefitting from off road parking, gardens and spacious lounge/diner situated in the sought after area of Berry Hill near Coleford in the Forest of Dean. The property is within walking distance to shops, pharmacy, public house and takeaway and is close to the bustling town of Coleford with further amenities to include cafes, shops, library and doctors surgeries.**

Area Map



The newly renovated accommodation comprises of bright and airy lounge/diner, fitted kitchen, three bedrooms and a family bathroom. Outside there are front and rear gardens, off road parking and detached garage. Other benefits include gas central heating and double glazing.

The property is accessed via partly glazed frosted door into:

Entrance Hallway:

Stairs to first floor landing, double panelled radiator, power points. Doors to lounge/diner and kitchen.

Lounge/Diner:

Two double panelled radiators, power points, UPVC double glazed window to front aspect, UPVC double glazed patio doors to rear garden.

Kitchen:

Newly fitted kitchen comprising a range of base units, worktop, stainless steel sink and drainer with taps over, power points, understairs cupboard space, UPVC double glazed window to rear, UPVC double glazed frosted glass door to garden.

First Floor Landing:

UPVC double glazed window to side, access into loft space, airing cupboard with boiler, doors to bedrooms and bathroom.

Bedroom One:

Double panelled radiator, power points, UPVC double glazed window to front.

Bedroom Two:

Double panelled radiator, power points, UPVC double glazed window to rear.

Bedroom Three:

Single panelled radiator, power points, UPVC double glazed window to front.

Bathroom:

Modern panelled bath with electric shower over, vanity wash hand basin with taps over, W.C., single panelled radiator, extractor fan, UPVC double glazed frosted glass window to rear.

Outside:

To the front of the property the garden is mainly laid to lawn, there is a pathway leading to the front door, the driveway leads to the single detached garage. At the rear the large garden is mainly laid to lawn with a patio area with space for seating, the garden is enclosed with fencing.

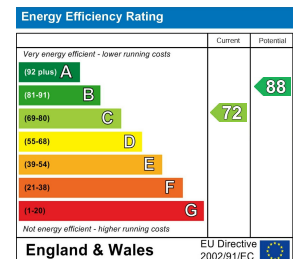
Garage:

Up and over door.

Floor Plan



Energy Efficiency Graph



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14 St John Street, Coleford, Gloucestershire, GL16 8AR

Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk