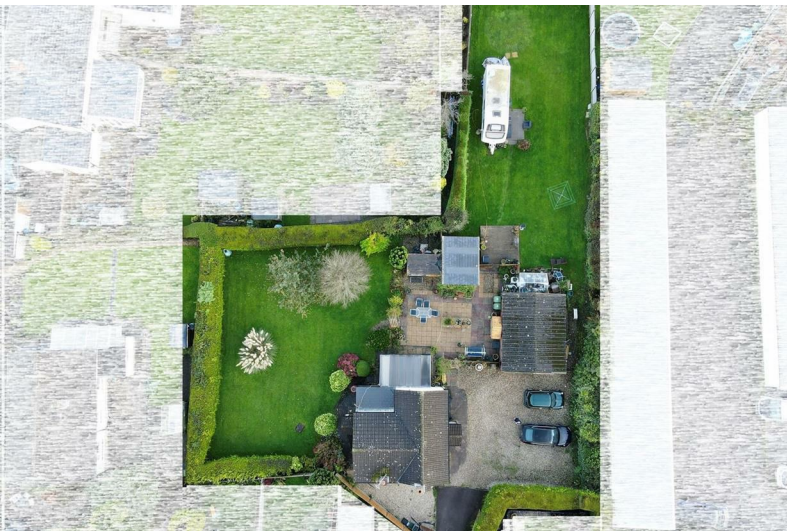




Lealands, 21 Coverham Road Berry Hill, Coleford, Gloucestershire, GL16 7AU

Offers Over £350,000



VIRTUAL TOUR AVAILABLEVIEWING HIGHLY RECOMMENDED*** Dean Estate Agents are delighted to offer to the market this three bedroom detached cottage situated in the sought after area of Berry Hill near Coleford in the Forest of Dean.

The property which requires some updating and modernisation is approached through double gates onto a large parking area with a detached double garage and the gardens are a fantastic size. The cottage itself benefits from three reception rooms to include lounge with electric fireplace, bright and spacious dining room and conservatory, there is also a kitchen, downstairs shower room and three bedrooms upstairs.

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.



Approached via wooden door into:

Entrance Porch:

4'0" x 3'5" (1.24m x 1.05m)

Double glazed front door, double glazed windows, tiled flooring, lighting, door to dining room.

Dining Room:

11'0" x 10'9" (3.36m x 3.30m)

Double glazed window, double panelled radiator, tiled flooring, UPVC double glazed door to porch, electric fire, power and lighting, door to lounge and door to kitchen.

Kitchen:

8'9" x 10'9" (2.68m x 3.28m)

a range of base, wall and drawer units, worktop, space for oven, stainless steel sink drainer unit, space for fridge/ freezer, plumbing for washing machine, plumbing for dishwasher, double panelled radiators, double glazed window, stairs to first floor, door to rear lobby, power and lighting.

Inner Hallway:

5'5" x 4'2" (1.66m x 1.29m)

Storage cupboard, lighting, doors to shower room and conservatory.

Bathroom:

5'4" x 5'11" (1.65m x 1.82m)

Good size bathroom with room for a bath, now has a walk in shower with glass sliding doors, heated towel rails, vanity sink unit, W.C., fully tiled, mirrored medicine cabinet, UPVC double glazed window.

Conservatory:

9'1" x 13'6" (2.78m x 4.12m)

Double glazed windows and doors, tiled flooring, double panelled radiator, tv point, power and lighting.

Lounge:

14'8" x 9'7" (4.48m x 2.94m)

Double glazed window, double panelled radiator, electric fire, power and lighting.

Rear Porch:

4'5" x 3'9" (1.36m x 1.16m)

Door to garden, tiled flooring, windows.

First Floor Landing:

2'4" x 2'7" (0.73m x 0.81m)

Doors to all bedrooms, lighting.

Bedroom One:

14'8" x 9'9" (4.48m x 2.98m)

Double glazed window, double panelled radiator, loft access, power and lighting.

Bedroom Two:

11'0" x 10'9" (3.36m x 3.29m)

Double glazed window, double panelled radiator, loft access, power and lighting.

Bedroom Three:

6'3" x 10'8" (1.91m x 3.27m)

Double glazed window, double panelled radiator, loft access, power and lighting.

Outside:

The property sits in a large plot which has been divided into different sections. You benefit from parking for multiple vehicles, gated entrance,

patio area from conservatory, lawned garden with mature bushes and trees, stone outbuilding, outside tap, decking section and second large lawned section.

Double Garage:

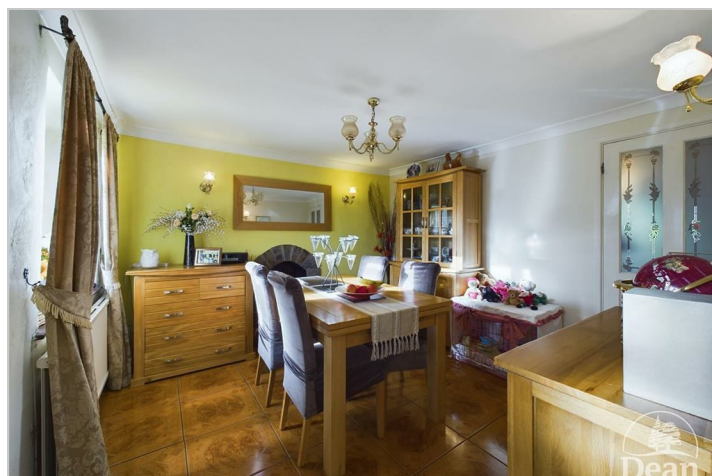
22'3" x 18'1" (6.79m x 5.52m)

Two up and over doors, side door, window, power and lighting.

Stone Outbuilding:

10'10" x 8'8" (3.31m x 2.66m)

Window, power, lighting, space and plumbing for washing machine.



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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



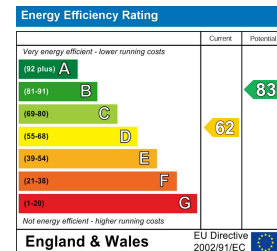
Floor Plan



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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