



FREEHOLD

£350,000



47 PARK ROAD, BERRY HILL, COLEFORD, GL16 7AG

- VACANT POSSESSION
- KITCHEN
- UTILITY ROOM
- TWO CAR PARKING SPACES
- LIVING ROOM
- CLOAKROOM
- FOUR BEDROOMS
- SINGLE GARAGE

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A FOUR BEDROOM DETACHED PERIOD HOUSE SITUATED IN THE HEART OF THE VILLAGE OF BERRY HILL BENEFITING FROM A CHEMIST, LOCAL SHOP/POST OFFICE, TAKE AWAY PUBLIC HOUSE AND INFANTS, JUNIORS AND SENIOR SCHOOLS. THE PROPERTY BENEFITS FROM VACANT POSSESSION AND A SINGLE GARAGE (SEE AGENTS NOTE) WITH TWO CAR PARKING SPACES AND AN ENCLOSED GARDEN.

ACCOMMODATION :

RECEPTION HALL:

Two generous storage cupboard with coat hanging facility, radiator, stairs to first floor, door to front.

LIVING ROOM: 22' 3" x 10' 11" (6.78m x 3.32m),

Two radiators, bay window to front and window to side.

KITCHEN: 9' 10" x 8' 11" (2.99m x 2.72m),

Range of base and eye level storage units, worktop space incorporating stainless steel sink unit, gas cooker point, radiator, extractor fan, window to side.

CLOAKROOM: Close coupled WC, window to rear.

SIDE PORCH / STUDY: Generous shelves storage cupboard, power points, door and windows to front and rear



OUTSIDE UTILITY ROOM: 8' 10" x 8' 5" (2.69m x 2.56m),

Range of base and eye level storage units, worktop space incorporating stainless steel sink unit, plumbing for automatic washing machine. Accessed from rear garden

STAIRS TO FIRST FLOOR LANDING:

BEDROOM ONE: 12' 9" x 11' 0" (3.88m x 3.35m), Radiator, bay window to front.

BEDROOM TWO: 16' 7" x 8' 4" (5.05m x 2.54m), Radiator, windows to side and rear.



BEDROOM THREE: 10' 6" x 10' 1" (3.20m x 3.07m), Radiator, storage cupboard, bay window to side.

BEDROOM FOUR: 6' 9" x 6' 7" (2.06m x 2.01m), Radiator, window to front.

BATHROOM: Three piece suite comprising panel bath with Tritons shower over, close couple WC, vanity wash hand basin, radiator, window to side.

OUTSIDE: Pedestrian access to the front with a side access providing two car parking spaces and a single garage. Enclosed rear garden with lawn paved areas, garden sheds and a greenhouse.

****Agents Note: Please note the front left hand reinforced concrete pillar of the garage is damaged and as such the front door does not open and would require attention for this to happen. It is effectively a storage unit as it stands*****

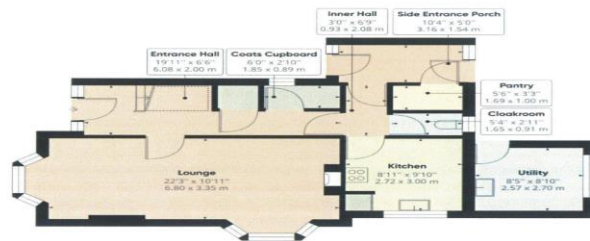
Services: All mains services gas fired central heating, the services and appliances where mentioned have not been tested.



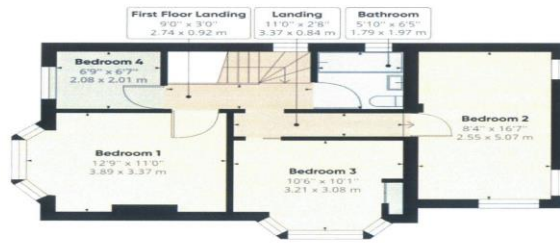
Directions: From our Coleford Office take the second turning on the Clock Tower into St John's Street at the end turn left and continue for approximately quarter of a mile taking the first major turning right, continue up the hill to the crossroads go straight over and take your first turning right in to Coverham Road, continue to the end of the road, turn left and the property can be found on your left hand side with our For Sale Board.

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

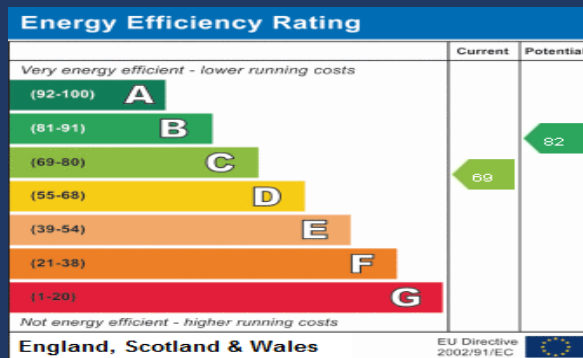
01594 833333



Ground Floor



Floor 1



PASSIONATE ABOUT
Property
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