



FREEHOLD

£249,950



**7 FOREST PATCH, BERRY HILL, COLEFORD, GLOUCESTERSHIRE,
GL16 8RB**

- THREE BEDROOMS
- KITCHEN/DINER
- DOUBLE GLAZING
- FAVOURED LOCATION
- LOUNGE
- CENTRAL HEATING
- ENCLOSED GARDENS
- CLOSE TO WOODLAND WALKS

www.kjtresidential.co.uk

7 FOREST PATCH, BERRY HILL, COLEFORD, GLOUCESTERSHIRE, GL16 8RB

A SPACIOUS THREE BEDROOMED SEMI-DETACHED HOUSE IN A FAVOURED LOCATION SITUATED ON A LARGE CORNER PLOT WITH POTENTIAL TO EXTEND AND CLOSE TO WOODLAND WALKS.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye Valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: cinema, post office, banks, library, shops, 2 supermarkets, pubs and restaurants. Primary and secondary schooling with further education, leisure centre (at the college campus) and two separate golf courses. A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Lounge: 15' 4" x 11' 7" (4.67m x 3.53m),
Radiator, window to front.

Kitchen/Diner: 17' 11" x 8' 10" (5.46m x 2.69m),
Fitted at wall and base level, two windows to rear, larder, gas boiler for central heating and domestic hot water, radiator.

First Floor Landing: Window, access to loft space, airing cupboard.

Master Bedroom: 12' 10" x 11' 7" (3.91m x 3.53m), Fitted wardrobes, window to front.



Bedroom Two: 11' 6" x 11' 6" (3.50m x 3.50m), Window to rear, radiator.

Bedroom Three: 7' 1" x 6' 7" (2.16m x 2.01m), Radiator, window to front.

Bathroom: 6' 10" x 5' 5" (2.08m x 1.65m),
Three piece suite, panelled bath, low level W.C., pedestal wash hand basin, tiling to walls, heated towel rail, window to rear.

Outside: To the front there is a lawned area with various shrubs and trees and off road parking leading to a garage. To the rear there is a patio area, lawned area, various trees, shrubs and bushes with fence and hedging surround. There is an outside tap and outside lighting.



Services: All main services connected to the property. The heating system and services where applicable have not been tested.



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 823033



PASSIONATE
ABOUT
Property
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