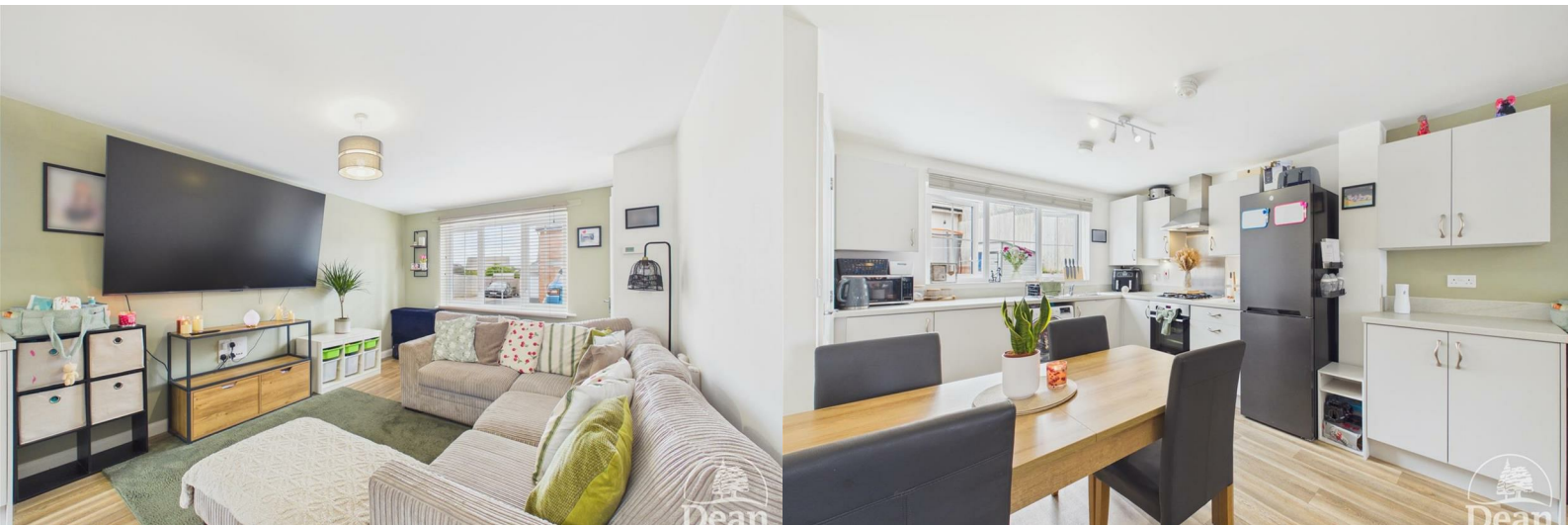




Hales Close

Berry Hill, Coleford, Gloucestershire, GL16 7SP

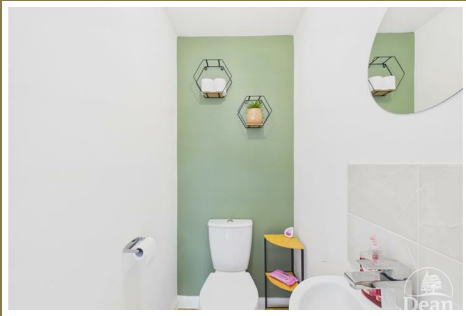
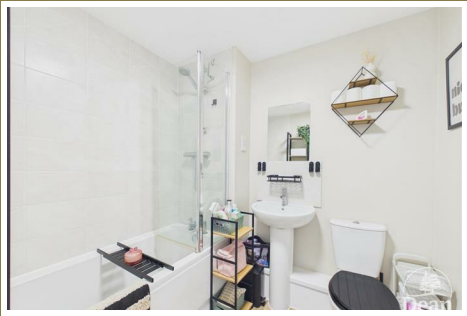
40% Shared ownership £94,000



A well presented two bedroom family home, offered to the market on a 40% shared ownership basis, providing an excellent opportunity for first-time buyers & those looking to take a step onto the property ladder.

The ground floor offers bright & spacious accommodation, centred around an impressive open-plan family room providing plenty of space for both living & dining. This sociable space is ideal for modern day-to-day living & entertaining, while a useful cloakroom completes the ground floor. Upstairs, the property benefits from two generous double bedrooms together with a well-appointed family bathroom. Outside, the property enjoys a generous enclosed rear garden, featuring a patio area ideal for outdoor seating and entertaining, a good-sized lawn and convenient side access. The property also benefits from off-road parking.

With its spacious accommodation, two double bedrooms and excellent garden, this attractive home represents a fantastic opportunity and is available to purchase with a 40% shared ownership.



Approached via a composite front door into:

Entrance Hallway:

4'7" x 3'9" (1.40m x 1.15m)

Stairs to first floor landing, door to open plan kitchen/lounge, power & lighting, smoke alarm, radiator.

Open Plan Kitchen/Lounge:

27'10" x 11'0" (8.49m x 3.37m)

Lounge:

UPVC double glazed window to front aspect, TV point, power & lighting, radiator, storage cupboard.

Kitchen/Dining Room:

A range of wall units & base units, worktops, door to cloakroom, electric hob with extractor hood, electric oven, stainless steel sink, UPVC double glazed window, integrated fridge/freezer, space & plumbing for washing machine, door to rear porch.

Cloakroom:

4'9" x 3'3" (1.45m x 1.01m)

W.C., hand wash basin, radiator, lighting.

Rear Porch:

5'4" x 4'3" (1.63m x 1.32m)

Door to cloakroom, power & lighting, radiator, UPVC door with double glazed window to rear garden.

First Floor Landing:

7'6" x 3'10" (2.31m x 1.17m)

Doors to bedrooms & bathroom, radiator, loft access, power & lighting, smoke alarm.

Bedroom One:

11'3" x 10'11" (3.43m x 3.35m)

UPVC double glazed window to front aspect, radiator, power & lighting, built in wardrobes.

Bedroom Two:

14'7" x 8'10" (4.46m x 2.70m)

UPVC double glazed window to rear aspect, radiator, power & lighting.

Bathroom:

7'0" x 6'7" (2.15m x 2.02m)

Panelled bath with shower over & glass shower screen, W.C., hand wash basin, heated towel rail, lighting, extractor fan.

Outside:

To the front of the property is off road parking, with a paved pathway providing access to the front entrance and gated side access leading through to the rear.

The enclosed rear garden offers a pleasant & practical space, ideal for families & outdoor entertaining. A generous paved patio provides

ample room for garden furniture & seating, while the remainder is predominantly laid to lawn. The garden also benefits from a useful storage shed, with timber fencing providing a good degree of enclosure & privacy.

Shared Ownership:

The vendor is selling their 40% share of the property, the other 60% belongs to Highlight Housing.

Eligibility Criteria:

- Have a combined household income under £80,000 per annum.
- Not already own a property, or part of a property, at the time of completing your purchase.
- Be unable to purchase a suitable home to meet your housing needs on the open market.
- Have a local connection to the Forest of Dean District through residency, employment or family.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them. Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs. Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports. PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria. As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. 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



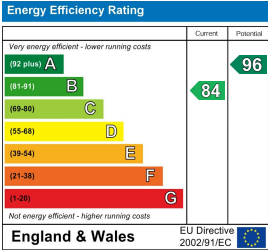
Floor Plan



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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