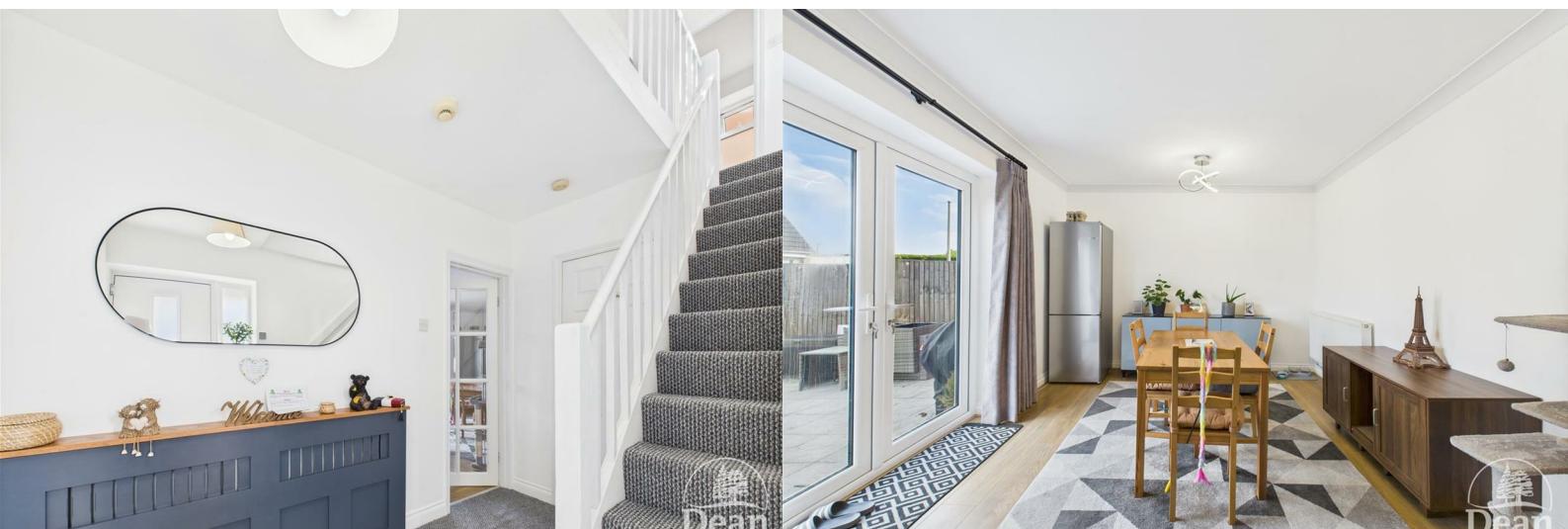




22 The Crescent

Berry Hill, Coleford, Gloucestershire, GL16 7RF

Offers Over £250,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this modern, sizeable family home situated in a sought after location in Berry Hill. The stunning property benefits from a large lounge/dining room with feature woodburner, modern kitchen with plenty of storage space and handy downstairs cloakroom. Upstairs there are three bright and airy good size bedrooms, master with fitted wardrobes and a family shower room. The rear garden is perfect for family living with a patio area with space for seating, a flat laid to lawn area and a storage shed, there is room on the block paved driveway for at least two vehicles.

The Crescent is situated in Berry Hill, a friendly, vibrant village in Coleford. Here you have a variety of local amenities such as a pharmacy, convenience stores, free houses, schools, takeaways and woodland walks on your doorstep.



Approached via UPVC double glazed door into:

Entrance Hallway:

10'1" x 6'11" (3.08m x 2.12m)

Radiator, power and lighting, smoke alarm, stairs to first floor, doors to cloakroom, kitchen and living room.

Lounge/Dining Room:

25'8" x 10'11" (7.84m x 3.33m)

Wood burner, TV point, two double panelled radiators, double glazed UPVC window to rear aspect, double glazed UPVC patio doors leading to the rear garden, wooden flooring, power & lighting.

Kitchen:

11'9" x 6'11" (3.60m x 2.13m)

A range of eye level and base units, space & plumbing for washing machine & tumble dryer, five ring gas hob, gas oven, extractor fan, stainless steel sink with mixer tap, double glazed UPVC window to front aspect, double panelled radiator, power & lighting, door to side access.

Cloakroom:

5'7" x 3'1" (1.72m x 0.94m)

W..C, wash hand basin, extractor fan, lighting.

First Floor Landing:

8'9" x 6'10" (2.67m x 2.10m)

Doors to all bedrooms & shower room, double glazed UPVC window to side aspect, loft access, power & lighting.

Bedroom One:

11'3" x 10'11" (3.45m x 3.34m)

Double glazed UPVC window to rear aspect, power & lighting, built in wardrobes, double panelled radiator.

Bedroom Two:

11'11" x 11'0" (3.65m x 3.36m)

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

Bedroom Three:

10'6" x 6'11" (3.22m x 2.12m)

Double glazed UPVC window to front aspect, double panelled radiator, power & lighting.

Shower Room:

6'11" x 5'11" (2.12m x 1.81)

Walk in shower with rainfall shower head and hand held hose, W.C., double panelled radiator, wall mounted mirrored storage, LED spotlights, extractor fan, double glazed UPVC frosted window.

To the rear you are met with a large patio area perfect for garden furniture, beyond this is a flat laid to lawn area enclosed by fencing. There is a wooden storage shed and side access.

Outside:

To the front is a block paved driveway with off road parking for 2-3 vehicles, there is a laid to lawn section which is fenced off.



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.

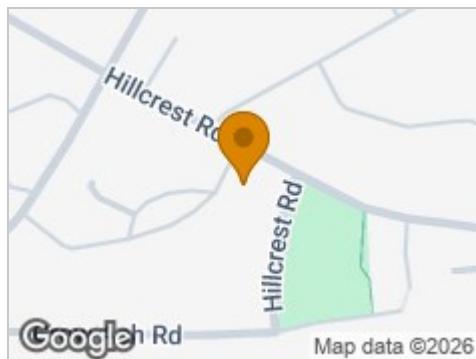
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

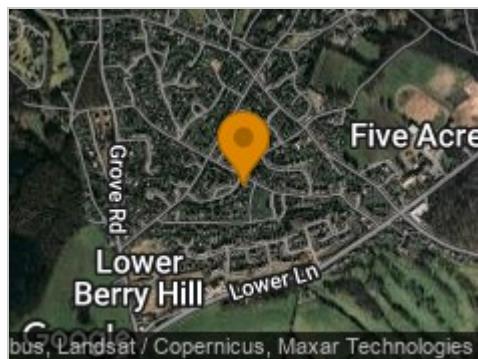
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



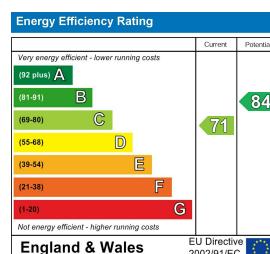
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.