



## 27 Ridgeway Avenue

Berry Hill, Coleford, Gloucestershire, GL16 7SF

Offers Over £255,000



Built in 2021 this three bedroom end of terrace property has been well maintained with an UPGRADED HIGH SPECIFICATION kitchen/dining room with integrated appliances & under unit lighting, spacious lounge and handy downstairs cloakroom. Upstairs are three good sized bedrooms, master bedroom boasts an en-suite and a family bathroom with bath and shower over. Outside there is a flat rear garden with patio for space for seating and lawned area, there is off road parking to the rear of the property accessed via a gate.

Berry Hill is a sought after area in Coleford with many amenities to include a primary and secondary school within walking distance, public houses, social club, convenience stores, pharmacy and takeaways. There is easy access into woodlands with plenty of walks close-by and access to the beautiful Symonds Yat Rock.



Approached via a composite front door into:

#### Entrance Hallway:

4'5" x 3'9" (1.35m x 1.16m)

Consumer unit, door to cloakroom & lounge, single panelled radiator, power & lighting.

#### Lounge:

16'0" x 11'9" (4.90m x 3.59m)

Double glazed UPVC window to front aspect, TV point, double panelled radiator, power & lighting, stairs to first floor landing.

#### Kitchen/Dining Room:

14'11" x 10'5" (4.56m x 3.20m)

An upgraded high specification kitchen with a range of eye level and base units, integrated dishwasher, integrated fridge freezer, integrated washing machine, gas hob with extractor hood, gas oven, stainless steel sink, double glazed UPVC window to rear aspect, double glazed UPVC patio doors to rear garden, space for dining table and chairs, power & lighting, storage under the stairs, double panelled radiator.

#### Cloakroom:

5'3" x 3'1" (1.62m x 0.94m)

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

#### First Floor Landing:

12'0" x 6'3" (3.66m x 1.91m)

Single panelled radiator, power & lighting, loft access, smoke alarm, doors to bedroom and bathroom, storage cupboard.

#### Bedroom One:

11'7" x 8'5" (3.54m x 2.57m)

Double panelled radiator, double glazed UPVC window to front aspect, power & lighting, door to en-suite.

#### En-Suite:

8'5" x 4'5" (2.57m x 1.37m)

W.C., walk in shower, heated towel rail, hand wash basin with wall mounted mirror above, extractor fan, lighting.

#### Bedroom Two:

10'1" x 8'6" (3.09m x 2.61m)

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

#### Bedroom Three:

8'8" x 6'2" (2.66m x 1.90m)

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

#### Bathroom:

6'2" x 5'7" (1.90m x 1.71m)

Bath with shower above, W.C., hand wash basin with wall mounted mirror above, frosted UPVC double glazed window, lighting, extractor fan.

#### Outside:

As you approach the garden via the patio doors in the kitchen, you are met with a sizeable patio area perfect for seating. Beyond this, there is a flat, laid to lawn area enclosed with fencing. There is gated access to rear parking for two vehicles cars and an automatic light.



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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



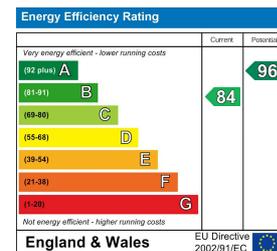
## Floor Plan



## 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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