



Seymour Close

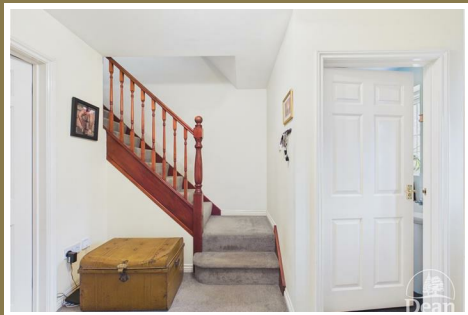
Berry Hill, Coleford, GL16 7RY

£290,000



A well presented family home tucked away at the end of a quiet cul-de-sac in Berry Hill, offering spacious and versatile accommodation ideal for families and first-time buyers. The semi-detached house features a generous lounge/dining room, providing plenty of space for both relaxing and entertaining, with doors leading through to a bright conservatory overlooking the rear garden. Further benefits include a fitted kitchen, a downstairs cloakroom, three good-sized bedrooms, a modern family bathroom and a garage, along with ample off-road parking for added convenience.

Berry Hill is a popular Forest of Dean village, well known for its friendly community feel and excellent access to countryside walks. The village offers a range of local amenities and is conveniently positioned for nearby towns such as Coleford and Monmouth, making it ideal for those wanting a balance of village living with everyday facilities close by.



Approached via UPVC double glazed front door into:

Entrance Hallway:
11'5" x 5'8" (3.48m x 1.73m)

Radiator, power & lighting, doors to cloakroom, lounge/dining room & kitchen, stairs to first floor landing.

Lounge/Dining Room:
16'11" x 14'8" (5.17m x 4.49m)

Understairs storage cupboard, radiator, power & lighting, UPVC double glazed window into conservatory, UPVC double glazed French doors into conservatory.

Conservatory:
14'2" x 7'6" (4.32m x 2.29m)

UPVC double glazed windows to rear & side aspects, UPVC double glazed rear door to garden, glass roof (new for October 2024), power & lighting.

Kitchen:
11'4" x 7'11" (3.46m x 2.43m)

A range of base & wall units, drawers, worktops,

composite sink with drainer unit, tiled flooring, tiled splashbacks, space for oven, extractor hood, space & plumbing for washing machine, space for fridge/freezer, wall mounted boiler, radiator, power & lighting, UPVC double glazed window to front aspect.

Cloakroom:
4'8" x 4'5" (1.43m x 1.35m)

W.C., wash hand basin, UPVC double glazed frosted window to front aspect, lighting, tiled splashbacks, radiator.

First Floor Landing:
11'8" x 6'9" (3.56m x 2.08m)

Doors to all bedrooms & bathroom, power & lighting.

Bedroom One:
14'3" x 9'6" (4.36m x 2.90m)

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

Bedroom Two:
11'8" x 9'4" (3.56m x 2.87m)

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

Bedroom Three:

7'8" x 6'10" (2.35m x 2.10m)

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

Bathroom:

6'9" x 6'2" (2.07m x 1.89m)

Panelled bath, electric shower over, W.C., wash hand basin, UPVC double glazed frosted window to front aspect, radiator, lighting.

Outside:

To the front of the property the driveway leads to a pathway to the front door, there is additional parking to the side and a partly lawned area. To the side of the property a gate leads to the rear garden.

The garden is mainly laid to lawn with a patio area perfect for seating, there is a bordered area with mature shrubs and plants dotted around.



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



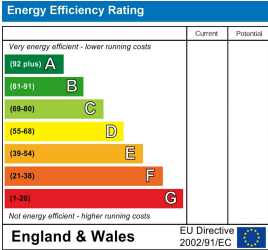
Floor Plan



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.

