Dean
ESTATE AGENTS

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Coverham Road

Berry Hill, Coleford, Gloucestershire, GL16 7AU

£199,000

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This well presented house offers comfortable & practical accommodation, making it an ideal choice for first-time buyers, small families or investors.

The ground floor comprises a welcoming lounge/dining room, offering a versatile space for both relaxing & entertaining, with neutral décor, newly fitted carpeting & a staircase leading to the first floor. An attractive archway leads through to the kitchen, which is fitted with a range of light grey wall & base units, complementary worktops, an integrated oven & electric hob, along with space for additional appliances. A door provides direct access to the rear garden.

To the first floor are two well proportioned bedrooms, both benefiting from neutral décor & fitted carpeting, with the main bedroom also featuring a built-in wardrobe. The family bathroom is fitted with a white suite comprising a panelled bath with an overhead electric shower & glass screen, W.C. & wash hand basin.

Externally, the property benefits from an enclosed front garden with a gated entrance, whilst to the rear is a generously sized garden, predominantly laid to lawn with a paved patio area, ideal for outdoor seating & entertaining. The garden is enclosed by timber fencing & features established shrubs & trees, with gated side access leading towards the front of the property. Further benefits include off-road parking to the side.

Offering a fantastic opportunity to create a lovely home with no onward chain, this property combines practical living accommodation with generous outdoor space & is well worth viewing.







Approached via double glazed front door into:

Lounge:
13'11" x 11'11" (4.26m x 3.65m)
UPVC double glazed window to front aspect, double panelled radiator, stairs to first floor landing, power & lighting, TV point, arch way to kitchen.

Kitchen:
11'11" x 6'8" (3.65m x 2.05m)
A range of wall units & base units, UPVC double glazed window to rear aspect, power & lighting, UPVC double glazed door to rear garden, electric hob & oven with extractor hood above, space & plumbing for washing machine, space for fridge/freezer, stainless steel one & a half bowl sink with mixer tap & drainer unit, vinyl flooring, tiled splashbacks.

First Floor Landing:
5'6" x 4'3" (1.70m x 1.32m)
Doors to bathroom & bedrooms, loft access, double panelled radiator, power & lighting.

Bedroom One:
12'8" x 8'10" (3.87m x 2.70m)
Two UPVC double glazed windows to front aspect, double panelled radiator, airing cupboard housing the boiler, power & lighting.

Bedroom Two:
8'0" x 6'2" (2.46m x 1.88m)
UPVC double glazed window to rear aspect, double panelled radiator, power & lighting.

Bathroom:
5'7" x 5'3" (1.71m x 1.61m)
Panelled bath with electric shower over & glass shower screen, UPVC double glazed frosted window, hand wash basin, W.C., partly tiled walls, extractor fan, lighting.

Outside:
To the front of the property is an enclosed garden area with a paved pathway leading to the main entrance, alongside a gravelled section and established stone planter. The property benefits

from off-road parking conveniently located to the side. To the rear is a generously sized, enclosed garden, predominantly laid to lawn and bordered by timber fencing, offering a good degree of privacy. A spacious paved patio area provides an ideal space for outdoor seating and entertaining, with established trees and shrubs adding greenery to the garden. A pathway to the side of the property provides convenient access between the front and rear.

AML/ID & Source of Funds Check:

Dean Estate Agents, as the appointed selling agent, is required to conduct AML/ID & source of funds checks. To date, we have absorbed the associated administrative & third party costs, however, from 1st November 2026, we will be introducing a charge to purchasers of £20.00 plus VAT per person to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.









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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.
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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



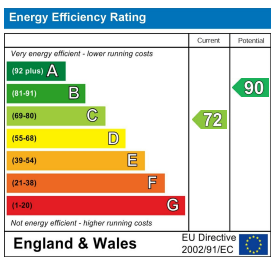
Floor Plan



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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The Property Ombudsman