



 **3**
Bedrooms

 **1**
Bathroom



We are very pleased to showcase this spacious three bedroom home in a great location. This home is ready to be re-loved and provides an amazing opportunity to be modernised and create a beautiful home. Benefits include a large lounge/diner, kitchen, and out houses. Spacious gardens and driveway.

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Entrance Via

Pathway leading to the entrance door with storm porch over.

Reception Hallway

Obscured glazed entrance door with inset UPVC double-glazed, obscured double-glazed windows. Wood effect flooring and open stairwell to the first floor. Radiator and power points. Door to spacious cupboard, ideal for coats and shoes. Under stairs storage cupboard.

Lounge/ Diner 7.49m x 3.33m

Two UPVC double-glazed windows to rear elevation with garden outlook. Spacious and bright with wood effect flooring throughout. Two radiators and power points. Door to storage cupboard.

Kitchen 3.68m x 2.11m

UPVC double-glazed window to front elevation and obscured glazed door to side giving access to the rear garden. Range of fitted base cabinets with rolled top work surfaces. Stainless steel sink and drainer with tiled splash backs. Space for washing machine and wood effect flooring throughout. Wall-mounted Worcester boiler and radiator. Power points.

First Floor Landing

UPVC double-glazed window to front elevation. Gallery-style landing with doors leading off and lift access.

Bedroom One 3.84m x 3.33m

UPVC double-glazed windows to rear elevation with garden views. Fitted hanging rails and open storage. Double room with power points and radiator.

Bedroom Two 3.33m x 2.95m

Double room with UPVC double-glazed windows to rear aspect. Fitted wardrobe, radiator, and power points.

Bedroom Three 3.23m x 2.11m

UPVC double-glazed windows to front elevation with radiator under. Single room with power points and storage cupboard.

Family Bathroom

UPVC obscured double-glazed window to side elevation. White suite comprising of panel bath with Mira electric shower over. Pedestal wash hand basin and W.C. Tiled splash backs and wood effect flooring. Chrome effect heated towel rail and extractor fan.

Outside

To the front the property benefits from a graveled driveway and the option to create additional parking pending the correct approvals. Currently low maintenance with fences and hedges boundaries and laid to Gravel and ornamental stone with borders.

To the side, the property is a lean-to with wooden doors to the front and rear. Open into two brick-built outhouses. Having two single-glazed windows with power and lighting. Space and plumbing to create a utility area and great storage space.

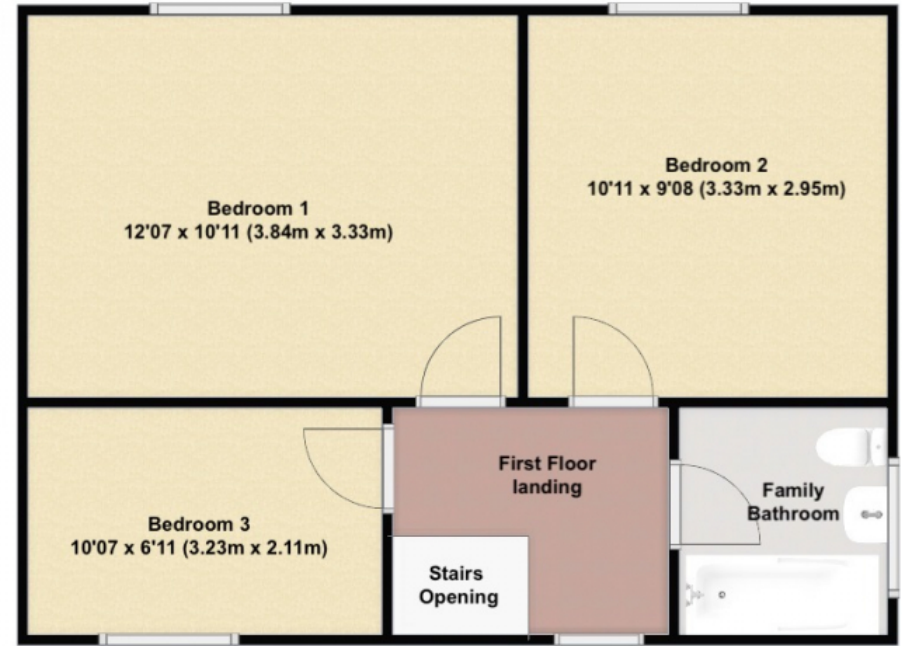
To the rear, the spacious garden is currently a blank canvas to create a beautiful outdoor living space. Having fence boundaries and gravel areas for easy maintenance. The garden also has a block-paved raised patio area with outdoor lighting and tap.

Location

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Post Office, a Chapel, Take-away Restaurant and Chemist. Sporting and social facilities within the village include a Rugby and Cricket Club with a Sports Centre at Five Acres Campus. The neighbouring market town of Coleford is approximately 1 miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Banks, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.

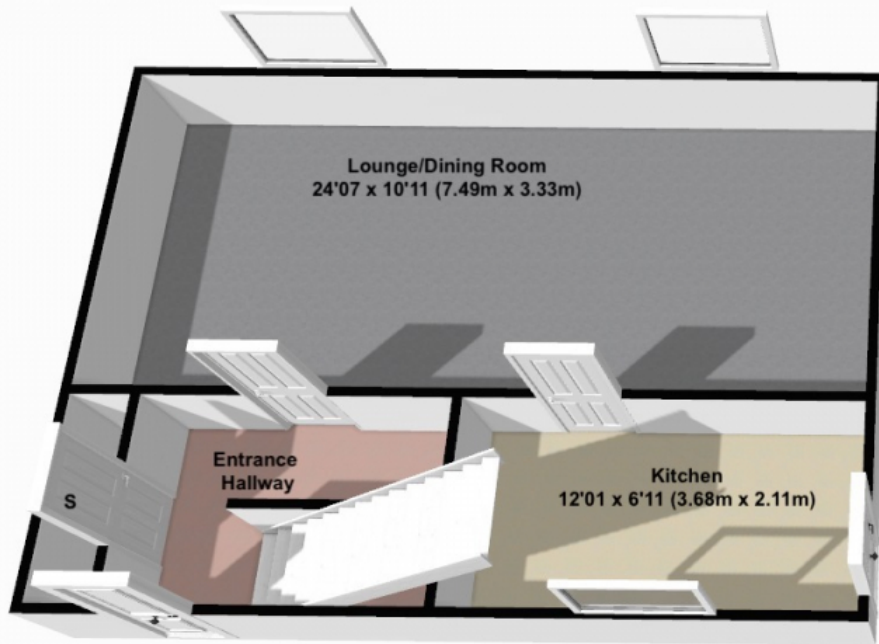


Ground Floor

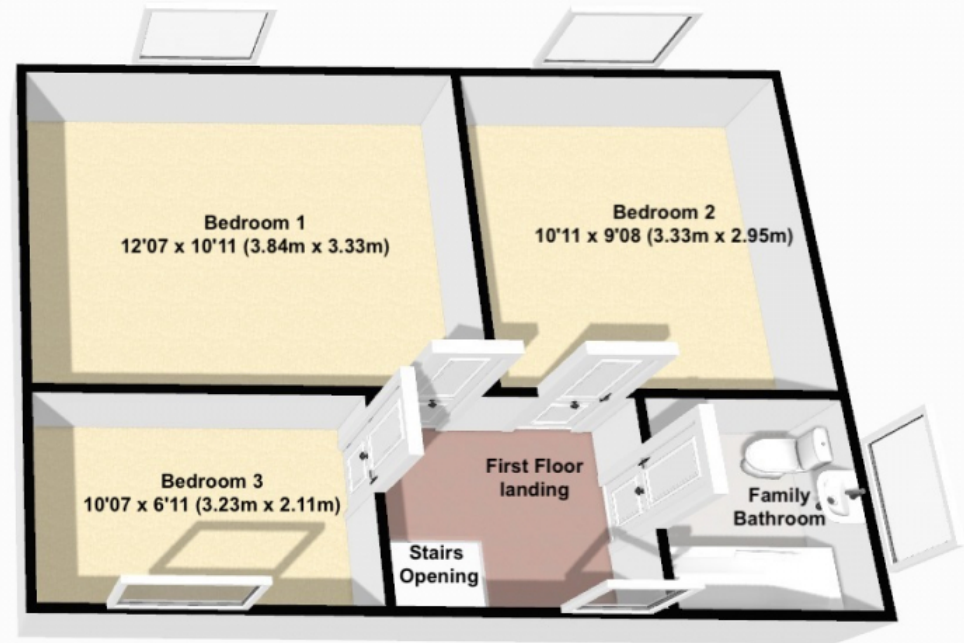


First Floor

* This Floor Plan is for illustration purposes only

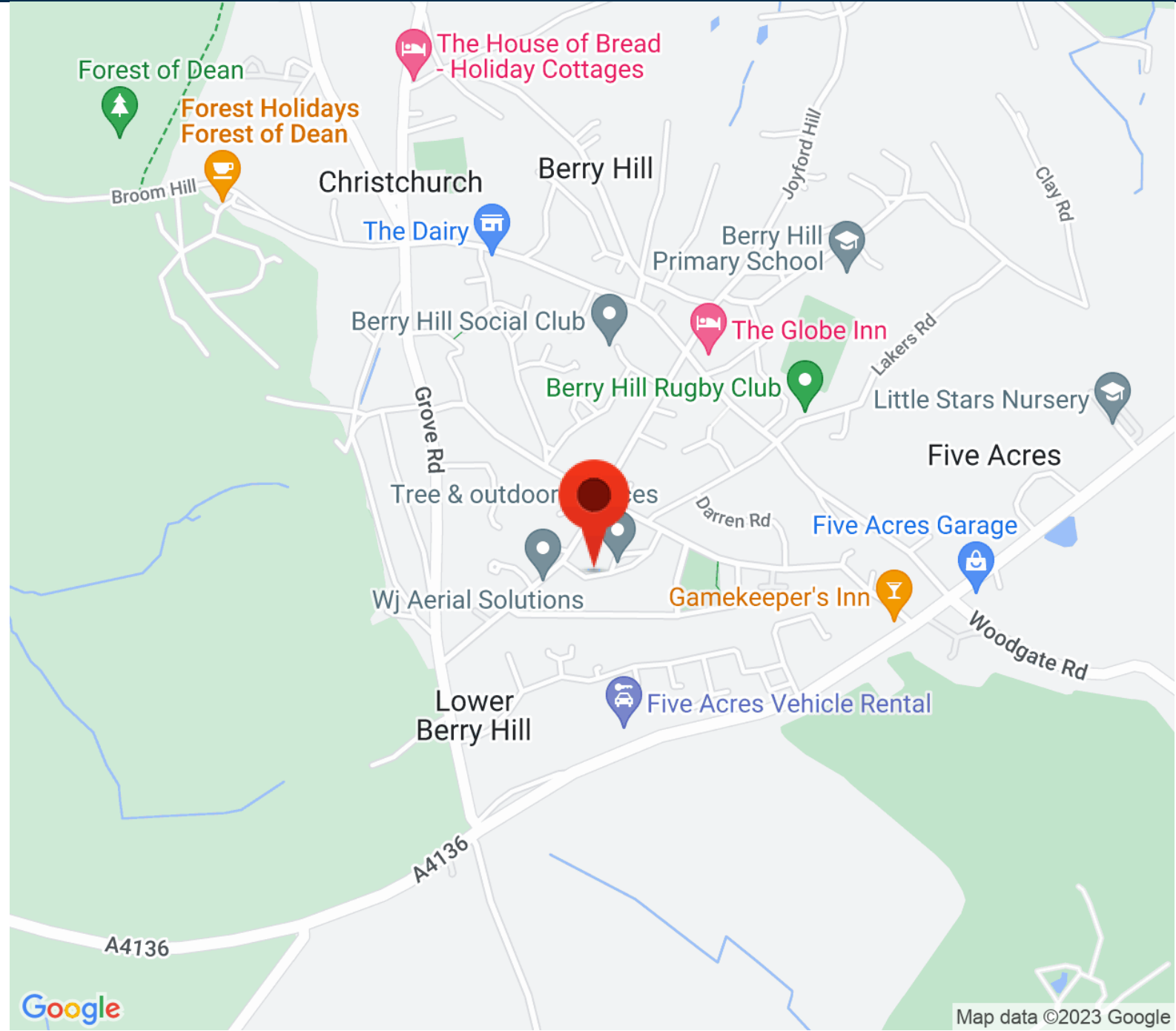


Ground Floor



First Floor

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Please Scan the QR for more details.



Energy performance certificate (EPC)

6 The Crescent Berry Hill COLEFORD GL16 7RF	Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">C</div>	Valid until: 12 August 2033 <hr/> Certificate number: 5900-7322-0322-1291-3873
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Property type Semi-detached house

Total floor area 84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 225 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,738 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £448 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 10,766 kWh per year for heating
- 1,949 kWh per year for hot water

Impact on the environment

This property produces 3.3 tonnes of CO₂

This property's current environmental impact rating is D. It has the potential to be B.

This property's potential production 1.4 tonnes of CO₂

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Carbon emissions

An average household produces 6 tonnes of CO₂

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£268
2. Floor insulation (solid floor)	£4,000 - £6,000	£99
3. Solar water heating	£4,000 - £6,000	£80
4. Solar photovoltaic panels	£3,500 - £5,500	£673

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stephen Harper
Telephone	07500804620 01594810090
Email	steve@forestenergyassessors.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008432
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	12 August 2023
Date of certificate	13 August 2023
Type of assessment	RdSAP
