



## Royal Springs

Longhope, GL17 0PJ

£220,000





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* \*\*\* NO ONWARD CHAIN \*\*\*

Dean Estate Agents are happy to advertise 'For Sale' this three bedroom semi detached property situated in on the outskirts of the popular village of Longhope.

The property comprises of entrance hallway, living room, dining room, kitchen, rear lobby, three bedrooms, bathroom and extensive gardens to front and rear.



#### Entrance Hall :

4'7" x 6'2" (1.41 x 1.88)  
Stairs to first floor, radiator.

#### Living Room :

11'2" x 12'5" (3.42 x 3.80)  
radiator, window to front aspect, opening to dining room.

#### Dining Room :

9'2" x 8'3" (2.81 x 2.52)  
Radiator, two windows to rear aspect.

#### Kitchen :

9'2" x 10'5" (2.80 x 3.18)  
Wall and base cabinets, sink unit, electric cooker point, plumbing for washing machine, Vaillant calor gas boiler, radiator, windows to rear and side aspects.

#### Rear Lobby :

8'7" x 5'0" (2.62 x 1.53)  
Door to outside.

#### First Floor Landing :

Access to loft space, window to side aspect.

#### Bedroom 1 :

11'5" x 10'10" (3.48 x 3.32)  
Fitted wardrobes and chest of drawers, radiator, two windows to front aspect.

#### Bedroom 2 :

9'2" x 13'2" (2.80 x 4.03)  
Airing cupboard, radiator, two windows to rear aspect.

#### Bedroom 3 :

8'5" x 7'9" (2.57 x 2.37)  
Radiator, window to front aspect.

#### Bathroom :

5'4" x 7'8" (1.64 x 2.34)  
Three piece suite comprising of bath, low level WC, wash hand basin, radiator, windows to side and rear aspects.

#### Outside :

Extensive lawned gardens to front and rear, garden shed.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and 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 our 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. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.  
 Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and 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 at that time.

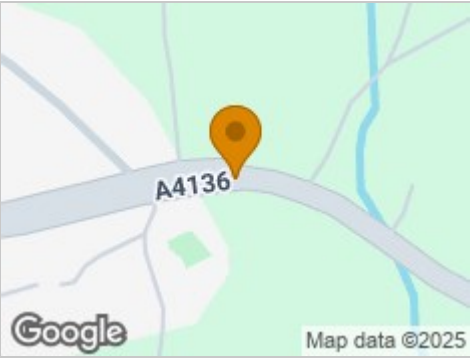
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.  
 As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a 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. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.  
 The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the



Road Map



Hybrid Map



Terrain Map



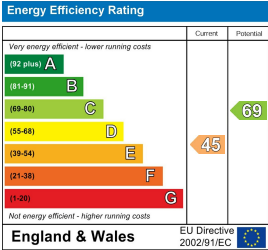
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 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.

