



Over Old Road, Hartpury GL19 3BJ
£625,000



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- No onward chain
- Three / four bedroom detached bungalow
- Immaculately presented throughout
- Flexible & versatile living accommodation throughout the property
- Positioned on a plot measuring approximately 0.25 acres
- Large enclosed rear garden & front garden
- Driveway for multiple vehicles & detached single garage
- EPC rating E47
- Forest of Dean District Council - Tax Band E (£2,617.14 per annum)

£625,000



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Entrance Hallway

The spacious entrance hallway boasts beautiful parquet flooring that flows throughout the property. Access from the hallway is provided to all three bedrooms, living room, dining room, kitchen, bathroom and shower room. The hallway also benefits from two built-in storage cupboards as well as access to the loft above via drop down ladder.

Living Room

Generous sized living room with windows overlooking the front and side aspects.

Kitchen

Modern kitchen boasts ample worktop space with storage above and below. Integrated appliances include hob, oven and dishwasher whilst plumbing for an automatic washing machine is also provided. Window overlooks the rear of the property whilst door opens to the driveway to the side.

Bedroom One

Double bedroom with built-in wardrobe and window overlooking the front aspect.

Bedroom Two

Double bedroom with built-in wardrobe and window overlooking the rear aspect.

Bedroom Three

Double bedroom with built-in wardrobe and window overlooking the side aspect.

Dining Room / Bedroom Four

The bay fronted dining room offers the potential to be converted to a fourth double bedroom if required with a built-in wardrobe.

Bathroom

Modern white suite part tiled family bathroom comprising of w.c, wash hand basin, bath, shower cubicle, heated towel rail and window with frosted glass overlooking the rear aspect.

Shower Room

Modern tiled shower room comprising of w.c, wash hand basin, shower cubicle and window with frosted glass overlooking the rear aspect.

Loft Space

27'5" x 11'11" (8.36m x 3.645)

The spacious loft area provides enough room and head height to be converted into an additional room if required.

Outside

The property is positioned on a generous sized plot measuring approximately 0.25 acres with both front and rear gardens. The rear garden is mainly laid to lawn with hedgerows and fenced borders around creating a peaceful and private space. Driveway to the side of the property leads to a detached single garage accessed via up and over door benefitting from power and lighting as well as power socket with the potential to create an EV charge point. Additional outbuilding behind also benefits from power and lighting with the potential to be created into a home office or utility room if required.

The front of the property benefits from an additional lawned area with driveway providing off-road parking for approximately 5 vehicles which leads through to the garage itself.

Location

The sought after and picturesque village of Hartpury benefits a lively community including public house and local primary school whilst a petrol station, additional stores, further public houses and secondary schools can be located within short distances from the main village. Good travel links enable Gloucester, Cheltenham and Tewkesbury to be accessible within approximately 7.5 miles, 15.5 miles and 15 miles respectively. With various organisations including the local WI, baby and toddler group, sporting events throughout the year held at the nationally renowned Hartpury Colleague and University located a short distance outside the main village. The village lends itself to someone looking for an active community.

Material Information

Tenure: Freehold.

Local Authority and Rates: Forest of Dean District Council - Tax Band E (£2,617.14 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

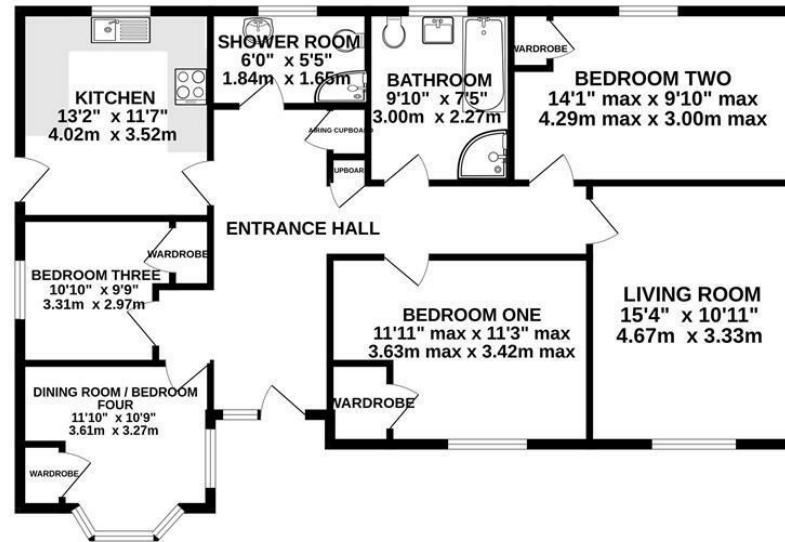
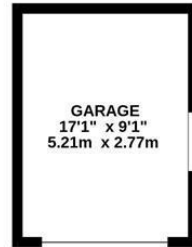
Heating: Oil central heating.

Broadband speed: Basic 22 Mbps, Superfast 80 Mbps download speed.

Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

