



FREEHOLD

£389,000



**17 BYFORDS ROAD, HUNTLEY, GLOUCESTER,
GLOUCESTERSHIRE, GL19 3EL**

- DETACHED THREE BEDROOMED BUNGALOW
- LIVING ROOM
- FAMILY BATHROOM
- GARAGE & PARKING (ENOUGH FOR MOTOR HOME/CARAVAN)
- KITCHEN
- CONSERVATORY
- OIL FIRED CENTRAL HEATING
- LOVELY GARDENS

www.kjtresidential.co.uk

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS IMMACULATELY PRESENTED DETACHED BUNGALOW SITUATED IN THE POPULAR VILLAGE OF HUNTLEY. THE PROPERTY BENEFITS FROM AMPLE PARKING, A GARAGE AND GOOD SIZED LEVEL GARDENS TO THE REAR.

HUNTLEY is a small rural parish lying west of Gloucester equidistant from Ross-on-Wye and Gloucester benefiting from a community centre, pub, golf course, primary school and garden centre.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Door into -

Porch: (Ideal for shoes & coats on rainy days), door to -

Hall: Radiator, wood effect floor, access to loft, store cupboard.

Lounge: 14' 1" x 12' 6" (4.3m x 3.8m), Two windows to front, fireplace with electric fire, radiator.



Kitchen: 12' 6" x 8' 10" (3.8m x 2.7m), Fitted with wall and base units providing ample worktop and store space, one and a half bowl sink, gas hob (fuelled by canisters), extractor, electric oven, breakfast bar, door to -

Conservatory: Fully glazed to sit and enjoy overlooking the garden, tiled floor, French doors to outside, door to -

Utility room: Plumbing for washing machine, Worcester boiler providing central heating and domestic hot water, sink unit, door into the garage.

Off the Hall -



Bedroom One: 13' 2" x 8' 10" (4.02m x 2.7m), Picture window to rear overlooks the garden, fitted wardrobes, radiator.

Bedroom Two: 10' 0" x 10' 6" (3.06m x 3.2m), Window to front, fitted wardrobes, radiator.

Bedroom Three: 8' 7" x 7' 3" x 4' 7" (2.61m x 2.2m x 1.4m), Wood effect floor, radiator, window to rear.

Family Bathroom: , Suite comprising low level W.C., sink in a vanity unit, bath, shower cubicle, tiled walls & floor, heated towel rail, window.

Outside: To the front there is ample parking with a hard-standing (perfect for motor home/caravan etc.). There is a second parking area leading to the garage with power and light. There are lawns to the front and pedestrian access leads to rear garden. The gardens are beautiful and laid to lawn with flower borders and raised beds, there is a seating area to sit and enjoy your surroundings, a greenhouse and fenced boundaries.

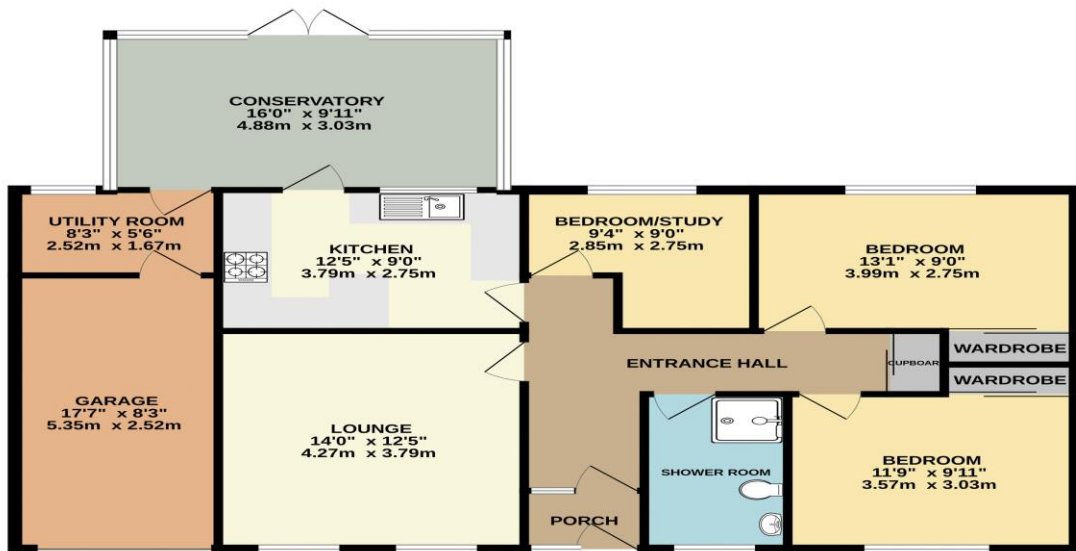
Services: Mains water, electric and drainage are connected to the property. The heating system and services where applicable have not been tested.



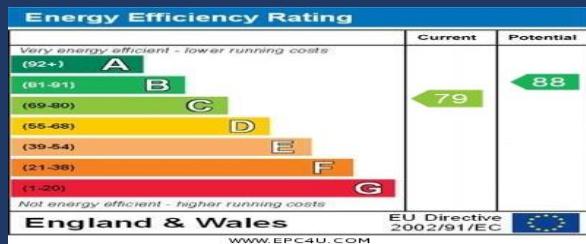
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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PASSIONATE
ABOUT
Property
SINCE 1982