



**13 Brook End**  
**Longhope GL17 0QT**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



**£169,950**

A TWO BEDROOM MID-TERRACED HOUSE, ideal for FIRST TIME BUYERS OR INVESTORS ALIKE, ENCLOSED SOUTH WEST FACING REAR GARDEN, EN-BLOC GARAGE AND PARKING situated in a POPULAR VILLAGE LOCATION.

The village of Longhope is located just off the A40 and offers a range of amenities to include some small shops, post office, bakery, C of E primary school, 2 public houses, church, village hall, Harts Barn Craft Centre and veterinary practice with more comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles). Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.







### ENTRANCE HALL

Stairs to the first floor.

### LOUNGE

17'9 x 11'10 (5.41m x 3.61m)

Feature fireplace with inset electric fire, storage heater, under stairs cupboard, dado rail, fully glazed UPVC patio doors to the front with a private outlook.

### KITCHEN / BREAKFAST ROOM

11'10 x 6'11 (3.61m x 2.11m)

Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, space for cooker, fridge, plumbing for washing machine, space for tumble dryer or freezer, rear aspect window with a private outlook over the gardens, part glazed frosted door to the rear.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

### LANDING

Access to roof space.

### BEDROOM 1

13'5 x 8'10 (4.09m x 2.69m)

Night storage heater, airing cupboard with hot water tank and shelving, front aspect window with a private outlook onto mature trees.

### BEDROOM 2

11'3 x 6'8 (3.43m x 2.03m)

Night storage heater, rear aspect window.

### BATHROOM

White suite comprising of bath with electric shower over, tiled surround, pedestal wash hand basin, close coupled WC, rear aspect frosted window.

### OUTSIDE

The front of the property, there is a fully paved patio area with stone walling surround, having a lovely outlook onto a stream and mature trees. To the rear of the property, there is a paved patio area, raised garden area with flower border, further gravelled garden area, outside tap, outside lighting, fencing surround. The rear south west facing garden measures 23'0 x 13'0 approximately and has a gated rear access which leads through to:

### EN-BLOC SINGLE GARAGE

16'0 x 7'10 (4.88m x 2.39m)

Accessed by an up and over door. Gravelled parking area to the front, suitable for the parking of one vehicle.

### AGENT'S NOTE

The property did briefly flood in the excessive floods of 2020 from the stream. However, a stone wall has been built as a precautionary measure complete with flood defence gate.

### SERVICES

Mains water, electric and drainage. Night storage heating.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: B  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Freehold.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

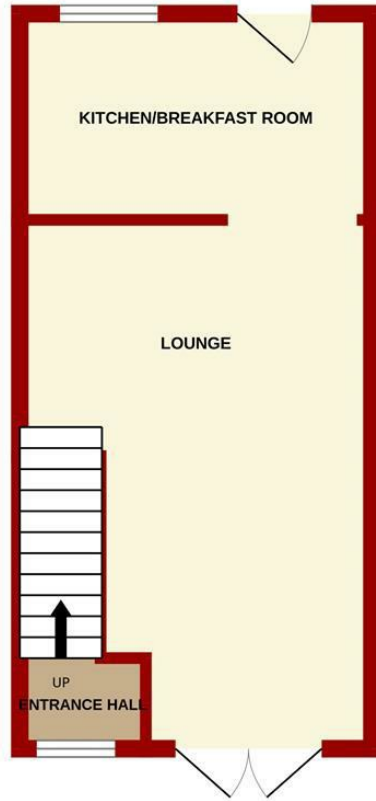
From our office in Newent, head up Culver Street towards Huntley. Upon reaching Huntley, turn right onto the A40 towards Ross On Wye and take the first left at the traffic lights signposted Mitcheldean onto the A4136. Proceed along the A4136, passing through Little London until reaching the junction with the right hand turning signposted Longhope onto the Old Monmouth Road. Follow this road round, turning right onto Church Road, taking the first left onto The Wend. Proceed to the top of The Wend, where there is a turning left into The Willows. Take the first left hand turning into Brook End where the property will be found.

### PROPERTY SURVEYS

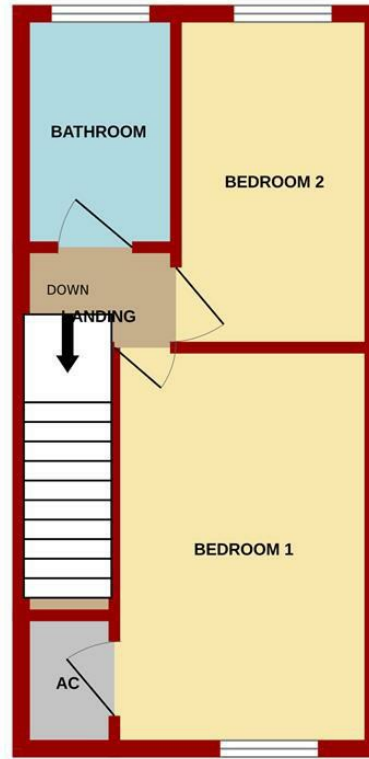
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



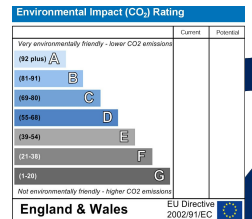
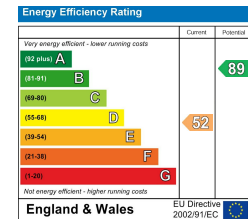
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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