



23 Rectory Close  
Ashleworth GL19 4JT



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Offers In Excess Of £385,000

An EXCEPTIONALLY WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME, having MASTER EN-SUITE, SIX YEAR NHBC GUARANTEE REMAINING, PRIVATE ENCLOSED GARDENS, GARAGE and OFF ROAD PARKING situated in the HIGHLY POPULAR VILLAGE OF ASHLEWORTH all being offered with NO ONWARD CHAIN.

Ashleworth offers local amenities to include a primary school, Post Office / shop / cafe and a church.

There is a bus service to Gloucester City Centre (approximately 5 miles distant) and a train station in central Gloucester (approx 6 1/2 miles). For the commuter, access can be gained to the motorway network via junction 11a of the M5 (approximately 10 miles), linking up the Midlands, and the North, Wales, London and the South.





Enter the property via glazed front door into:

### ENTRANCE HALL

Karndean flooring, single radiator, Hive controls, door into meter cupboard housing consumer unit and network point, front aspect window.

### CLOAKROOM

White WC and wash hand basin, tiled flooring, single radiator.

### LOUNGE

17'6 x 10'3 (5.33m x 3.12m)

Single radiator, Karndean floor, TV and network points, front aspect window with fitted blinds.

### KITCHEN / DINER

17'7 x 12'5 (5.36m x 3.78m)

Modern fitted kitchen comprising of base and wall mounted units with under unit lighting, laminated worktops and splashbacks, central island area, integrated fridge / freezer, Bosch oven, Bosch hob with stainless steel splashback and extractor fan over, one and a half bowl stainless steel sink unit with mixer tap, integrated washer / dryer, integrated dishwasher, wall mounted Worcester LPG combi boiler, Karndean flooring, double radiator, inset spotlighting, rear aspect window, rear aspect full length windows and French doors leading to patio and gardens.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

### LANDING

Access to roof space, door to large cupboard / wardrobe, side aspect window.

### BEDROOM 1

14'8 x 10'4 (4.47m x 3.15m)

Built-in double mirrored wardrobes, door to wardrobe space, single radiator, Hive heating controls, front aspect window. Door to:

### EN-SUITE

6'3 x 5'1 (1.91m x 1.55m)

Built-in WC, pedestal wash hand basin with mixer tap, double shower cubicle accessed via sliding glazed screen with inset shower, chrome heated towel rail, inset spotlighting, extractor fan, front aspect frosted window.

### BEDROOM 2

11'8 x 10'4 (3.56m x 3.15m)

Built-in double mirrored wardrobes, single radiator, rear aspect window with fitted blinds.

### BEDROOM 3

11'8 x 7'0 (3.56m x 2.13m)

Single radiator, rear aspect window with fitted blinds.

### BATHROOM

6'9 x 6'4 (2.06m x 1.93m)

White suite comprising of a panelled bath with mixer tap, Mira electric shower over, built-in WC, wall mounted wash hand basin with mixer tap, tiled splashbacks, inset spotlighting, chrome heated towel rail, shaver point, extractor fan.

### OUTSIDE

To the front of the property, a patio pathway leads to the front door. There is a small front garden area laid to lawn with shrub borders, canopy entrance porch, block paved and tarmac driveway suitable for the parking of two vehicles leads up to:

### AGENT'S NOTE

£332 per annum maintenance charges to cover access and amenity areas.

### DETACHED SINGLE GARAGE

Accessed via up and over door, rear pedestrian door, power and lighting, potential roof storage space.

### OUTSIDE

The westerly facing rear garden comprises of a patio seating area, outside lighting, lawns, borders, gravelled area with raised sleeper planters, enclosed by fencing.

### SERVICES

Mains water, electricity and drainage. LPG heating.

Fibre broadband is available at the property.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: D  
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire GL20 5TT.

### 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.

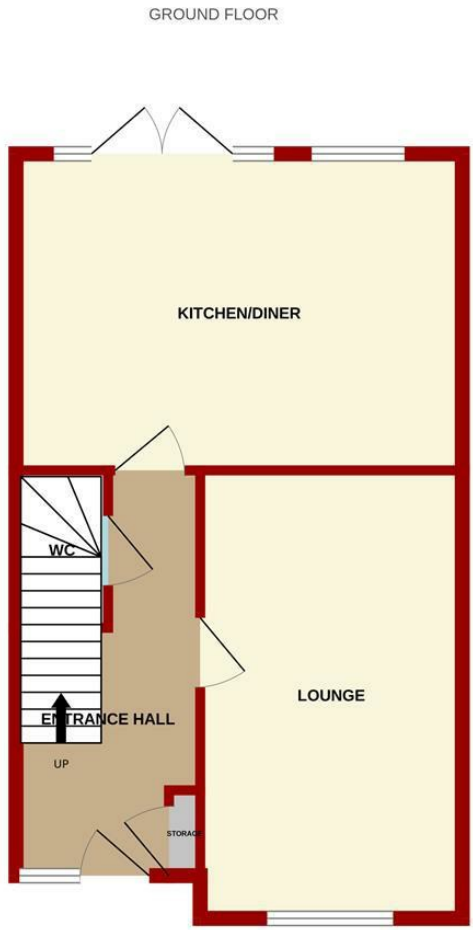
### DIRECTIONS

From Gloucester, proceed along the A417 passing through Maisemore and Hartpury and upon reaching the BP Garage turn right just before here onto Lawn Road signposted Ashleworth. Proceed along here for approximately one mile into Nupend, turn right into Rectory Close, follow the road round to the right and the property will be found on the left hand side.

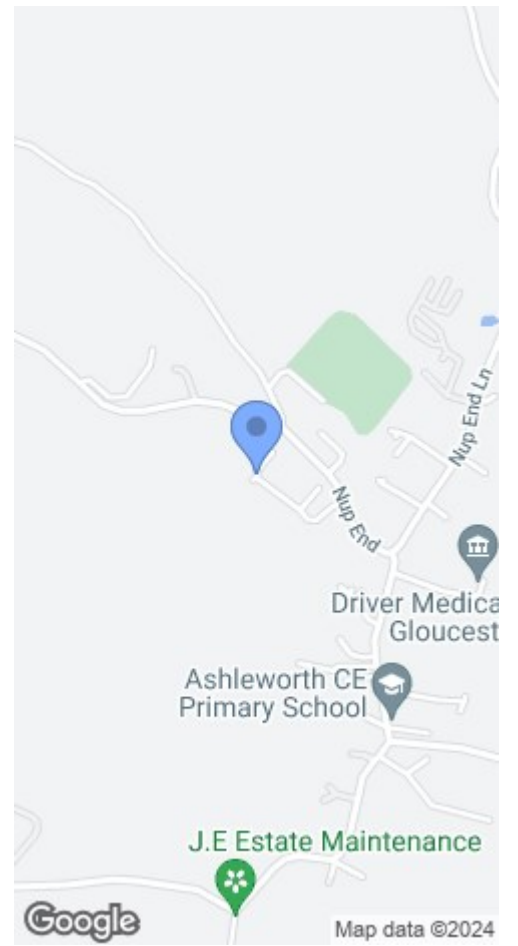
### PROPERTY SURVEYS

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





Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		76	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION DISCLAIMER

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.