



2 Rectory Close  
Ashleworth GL19 4JT



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Guide Price £465,000

A FOUR BEDROOM DETACHED FAMILY HOME having MASTER EN-SUITE, FAMILY KITCHEN / DINING ROOM plus SEPARATE UTILITY, SINGLE GARAGE and OFF ROAD PARKING, ENCLOSED SOUTH WEST REAR GARDEN measuring 40' x 35' situated in a VILLAGE LOCATION.

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





Entrance via part glazed door into:

### ENTRANCE HALL

Under stairs storage cupboard, built-in meter cupboard, single radiator, stairs to the first floor.

### CLOAKROOM

White suite comprising of a close coupled WC, wash hand basin, tiled splashback, automatic lighting, front aspect frosted window.

### LOUNGE

14'3 x 11'9 (4.34m x 3.58m)

Single radiator, front aspect window with a pleasant outlook to the front over the green.

### FAMILY KITCHEN / DINING ROOM

24'7 x 12'1 (7.49m x 3.68m)

Fully fitted kitchen to comprise of a one and a half bowl single drainer sink unit, mixer tap, cupboards under, a range of base and wall mounted units, integrated eye level oven, cupboards above and below, four ring gas hob, cooker hood above, integrated dishwasher, double radiator, spotlighting, rear aspect south west facing window overlooking the gardens, fully glazed UPVC French doors through to the rear patio.

### UTILITY

6'3 x 5'8 (1.91m x 1.73m)

Sink unit with mixer tap, cupboard under, plumbing for washing machine, radiator, wall mounted gas-fired central heating and domestic hot water boiler, half glazed door through to the side.

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

### LANDING

Built-in cupboard with shelving, additional built-in cupboard, single radiator, access to insulated loft space with light.

### MASTER BEDROOM

12'4 x 11'9 (3.76m x 3.58m)

Built-in double and single wardrobes, single radiator, front aspect window with a lovely outlook over the green and fields beyond.

### EN-SUITE

Fitted double shower cubicle and tray, shower, tiled surround, close coupled WC, pedestal wash hand basin, heated towel rail, spotlighting, side aspect frosted window.

### BEDROOM 2

12'9 x 9'4 (3.89m x 2.84m)

Built-in double wardrobe with hanging rail and shelving, radiator, rear aspect south west facing window overlooking the gardens.

### BEDROOM 3

9'2 x 8'11 (2.79m x 2.72m)

Large walk-in recess ideal for wardrobe etc., single radiator, front aspect window with a lovely outlook over the green and fields beyond.

### BEDROOM 4

9'4 x 8'7 (2.84m x 2.62m)

Single radiator, rear aspect south west facing window overlooking the gardens.

### BATHROOM

White suite comprising of a modern panelled bath, fully tiled surround, shower over, close coupled WC, wash hand basin with tiled splashback, heated towel rail, spotlighting, side aspect frosted window.

### OUTSIDE

A tarmac driveway, suitable for the parking of at least three vehicles, leads through to:

### SINGLE GARAGE

19'6 x 10'0 (5.94m x 3.05m)

Accessed via up and over door, power and lighting, eaves storage space.

To the front of the property, a pathway leads to the front door with lawned areas, flower borders with various shrubs, outside lighting. A gated side access leads through to the south west facing rear garden with paved patio area, good sized lawned area, outside lighting, outside tap, fencing and hedging surround. The garden measures 45' x 35' approximately.

### AGENT'S NOTE

Maintenance charge of approximately £330 per annum to cover the communal areas.

### SERVICES

Mains water, electric and drainage. LPG heating.

Fibre broadband is available at the property and the vendors supplier is BT.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: E  
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 and the property will be found in front of you.

### PROPERTY SURVEYS

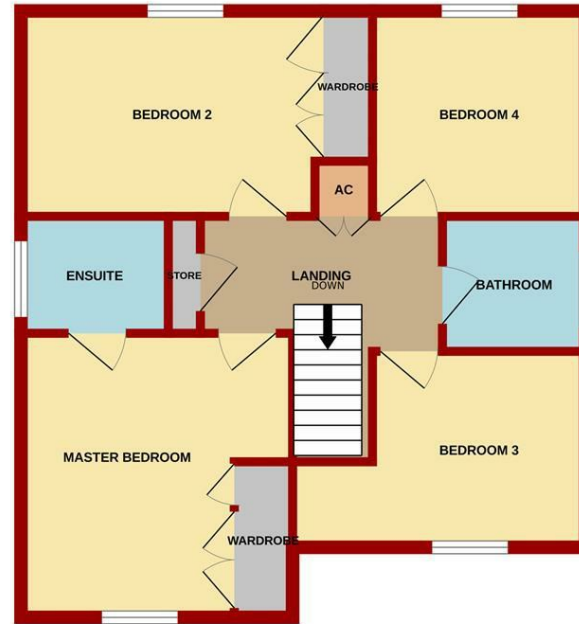
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



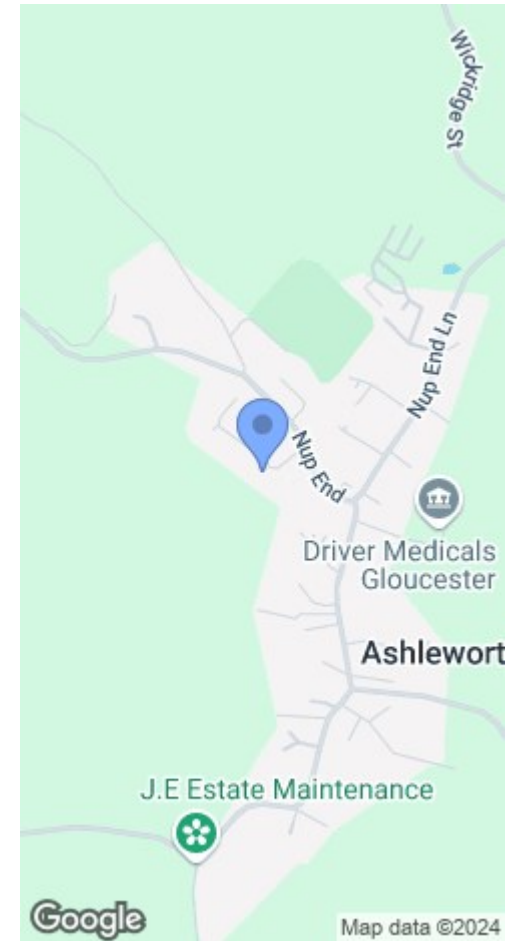
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
		78	88
England & Wales			

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

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.



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