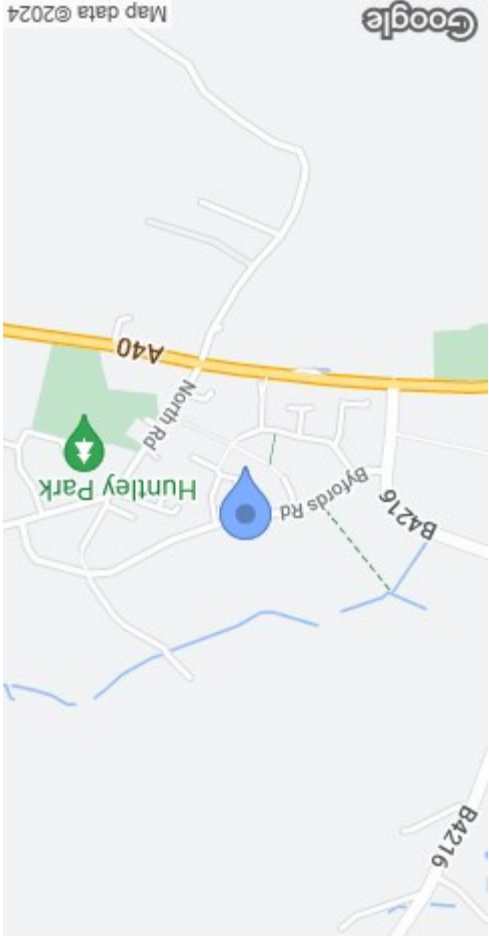




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

| Energy Efficiency Rating | Environmental Impact (CO ₂) Rating |
|--|--|
| A (93-100) Green B (81-92) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red | A (102 g/kWh) Green B (110-120 g/kWh) Yellow-Green C (120-130 g/kWh) Yellow D (130-140 g/kWh) Orange E (140-150 g/kWh) Red-Orange F (150-160 g/kWh) Red G (160-180 g/kWh) Dark Red |



10 Byfords Close
 Huntley GL19 3SA

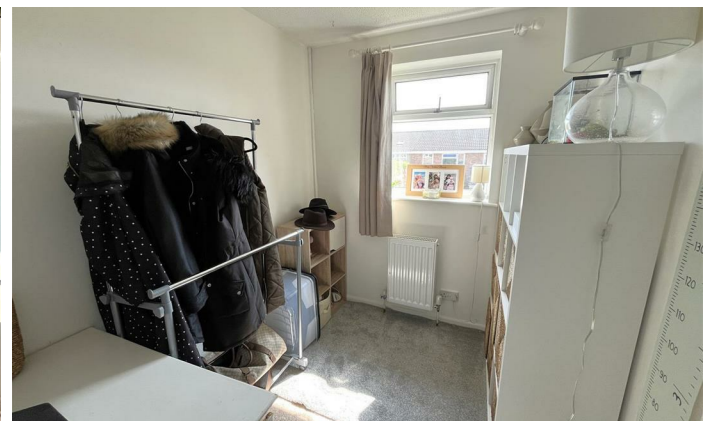
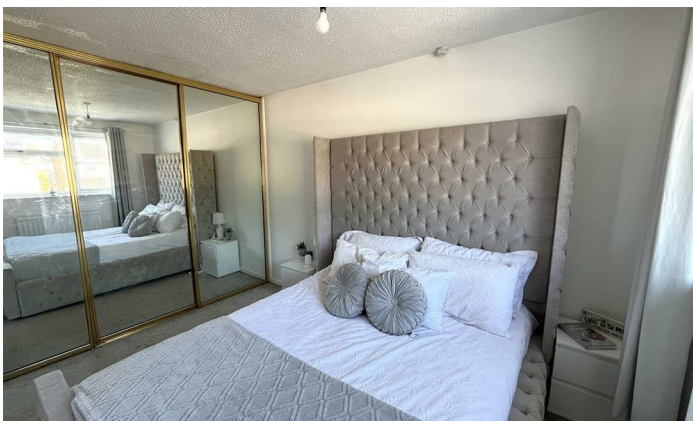
STEVE GOOCH
 ESTATE AGENTS | EST 1985

£235,000

An EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE with ENCLOSED WESTERLY FACING REAR GARDEN, IDEAL FOR FIRST TIME BUYERS, with CONSERVATORY, GARAGE and OFF ROAD PARKING situated in a POPULAR VILLAGE LOCATION, all being offered with NO ONWARD CHAIN.

The village of Huntley offers amenities to include primary and junior school, garage, village hall, church, public house, cricket club, residential home, golf course and garden centre. Newent is just over 4 miles away and the city centre of Gloucester approximately 7 miles where there are more comprehensive facilities to be found. Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Additional sporting and leisure facilities within the area include a choice of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Entrance via fully glazed frosted door into:

ENTRANCE HALL

Single radiator, stairs to the first floor.

LOUNGE

16'6 max into front aspect bay window x 11'5 (5.03m max into front aspect bay window x 3.48m)

Two double radiators, front aspect window overlooking the garden.

KITCHEN / DINING ROOM

14'10 x 10'7 (4.52m x 3.23m)

Single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, integrated electric oven, four ring hob over, plumbing for washing machine, large understairs storage cupboard, laminate flooring, rear aspect window, fully glazed door through to:

CONSERVATORY

12'7 x 7'6 (3.84m x 2.29m)

UPVC double glazed, fully glazed French doors through to the enclosed westerly facing rear garden.

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

LANDING

Access to roof space, side aspect window.

BEDROOM 1

13'3 x 8'2 (4.04m x 2.49m)

Wardrobes to one wall with full height mirror faced sliding doors with various hanging rails and shelving, single radiator, rear aspect westerly facing window.

BEDROOM 2

12'3 x 8'2 (3.73m x 2.49m)

Single radiator, front aspect window.

BEDROOM 3

8'8 x 6'6 (2.64m x 1.98m)

Radiator, front aspect window.

BATHROOM

White suite comprising of a bath with tiled surround, electric shower over, pedestal wash hand basin with tiled splashback, close coupled WC, radiator, boiler cupboard housing the gas-fired central heating and domestic hot water boiler, rear aspect frosted window.

OUTSIDE

A pathway leads to the front door, lawned area to either side, borders, outside lighting. The front garden measures approximately 25' in length. A gated side access leads through to a westerly facing private enclosed rear garden which measures approximately 20' x 15'. It is mainly paved and has an outside tap, fencing surround. A gated rear access leads through to:

EN-BLOC GARAGE

16'2 x 7'10 (4.93m x 2.39m)

Accessed via up and over door, parking space to the front.

SERVICES

Mains water, electricity and drainage, LPG fired 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 Newent, proceed along the B4216 (Culver Street) towards Huntley. On reaching Huntley, turn left into Byfords Road, proceed along taking the third right into Byfords Close where the property can 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

