



22 Rectory Close
Ashleworth GL19 4JT



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £350,000

An EXCEPTIONALLY WELL PRESENTED SPACIOUS THREE DOUBLE BEDROOM DETACHED MODERN FAMILY HOME having MASTER with EN-SUITE, approximately SIX YEARS REMAINING NHBC GUARANTEE, GARAGE and OFF ROAD PARKING, in a HIGHLY POPULAR VILLAGE LOCATION.

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





The property is entered via front door with double glazed panel, front aspect double glazed window into:

ENTRANCE HALL

Stairs leading off, Nest controls, Karndean flooring, door to storage cupboard with consumer unit and internet access point.

CLOAKROOM

Inset WC, vanity wash hand basin with mixer tap and cupboard below, chrome heated towel rail, automatic spot lighting, extractor fan.

LOUNGE

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

TV and telephone point, single radiator, Karndean flooring, front aspect window.

KITCHEN / DINER

17'6 x 12'5 (5.33m x 3.78m)

The kitchen area comprises of one and a half bowl single drainer stainless steel sink unit with mixer tap, range of base and wall mounted units silestone quartz worktops and splashbacks, wall mounted Worcester calor gas combi boiler, integrated dishwasher, integrated double oven with four ring gas hob and extractor fan over, central island and breakfast bar, free standing fridge / freezer, appliance points, under unit spot lighting, TV point, single radiator, inset spot lighting, rear aspect windows, double opening French doors to patio and gardens.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

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

MASTER BEDROOM

15'1 x 10'4 (4.60m x 3.15m)

Built-in double wardrobes accessed via sliding mirrored doors, door to additional walk-in wardrobe, single radiator, front aspect window.

EN-SUITE

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

Integrated WC, double shower cubicle accessed via sliding glazed screen with inset shower, tiled splashbacks, pedestal wash hand basin with mixer tap, chrome heated towel rail, inset spot lighting, extractor fan, front aspect frosted window.

BEDROOM 2

11'9 x 10'4 (3.58m x 3.15m)

Built in double wardrobes, single radiator, rear aspect window offering pleasant views over the surrounding fields and countryside.

BEDROOM 3

11'9 x 7'0 (3.58m x 2.13m)

Single radiator, rear aspect window offering pleasant views over the surrounding fields and countryside.

BATHROOM

7'0 x 6'4 (2.13m x 1.93m)

White suite comprising of panelled bath with mixer tap, separate Mira electric shower over, concertina glazed screen, tiled splashbacks, integrated WC, wall mounted wash hand basin with mixer tap, chrome heated towel rail, spot lighting, extractor fan.

OUTSIDE

To the front of the property, a patio pathway leads to the front door with the front gardens being laid to lawn with shrubs and bushes, a block paved tarmac drive provides off road parking for two vehicles, leading up to:

SINGLE GARAGE

19'2 x 9'9 (5.84m x 2.97m)

Accessed via up and over door, power and lighting, storage space, rear aspect pedestrian door to the gardens.

The gardens comprise of a patio seating area, lawned areas, raised sleeper borders planted with flowers, shrubs and bushes, further storage area to the side of the property, outside lighting, water tap, all enclosed by wood panelled fencing and hedging, opening out to fields and countryside.

AGENTS NOTE

£325 per annum (2023 / 2024) maintenance charges to cover access and amenity areas.

SERVICES

Mains water, electric and drainage, Calor gas. Ultrafast broadband is available in the area. The vendor currently has standard BT broadband with speeds of circa 50 Mbs.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
Tewkesbury Borough Council.

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.

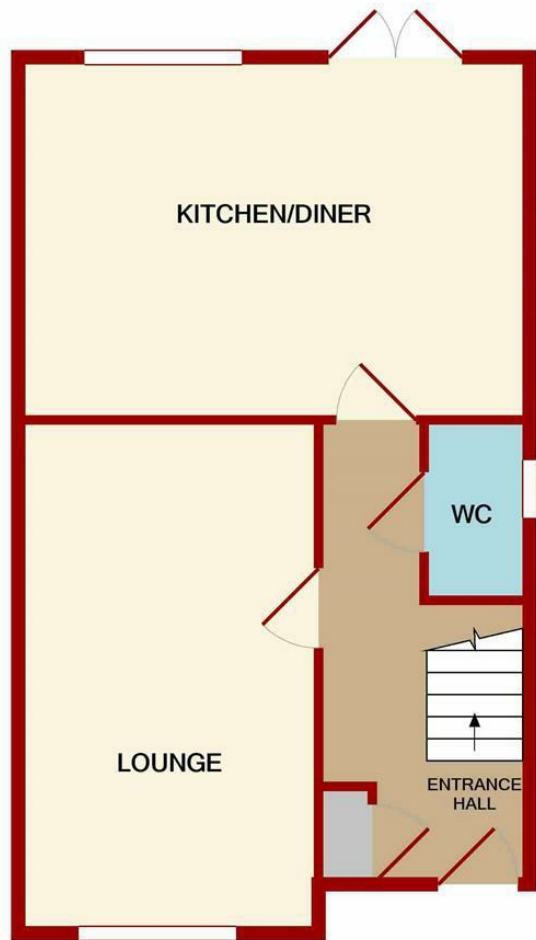
DIRECTIONS

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.

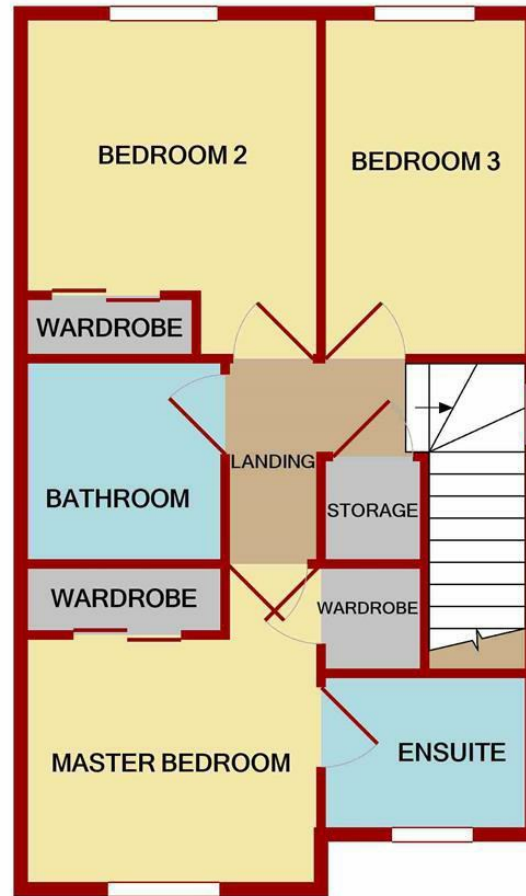
PROPERTY SURVEYS

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



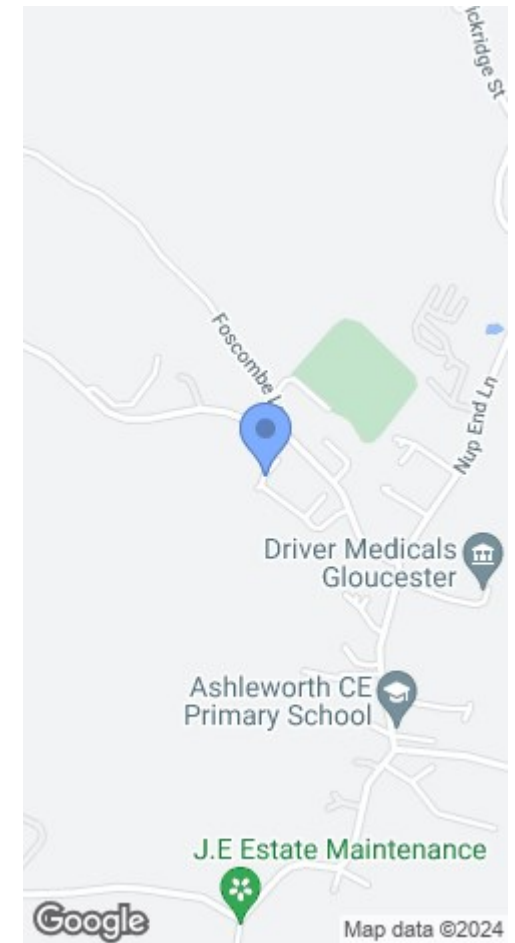


GROUND FLOOR



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			
		76	88
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		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.



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