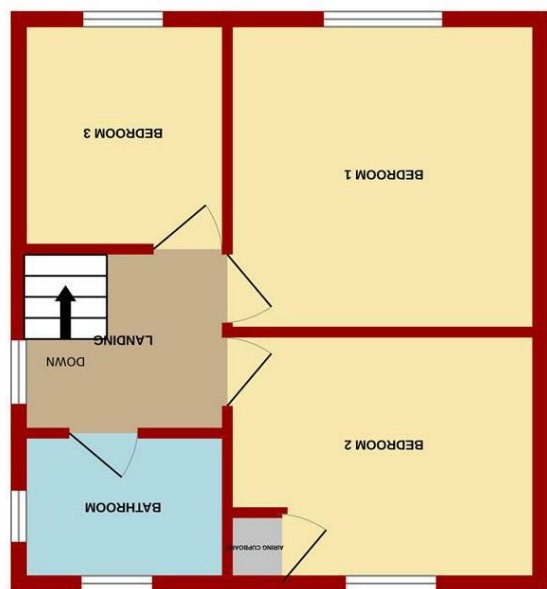




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating

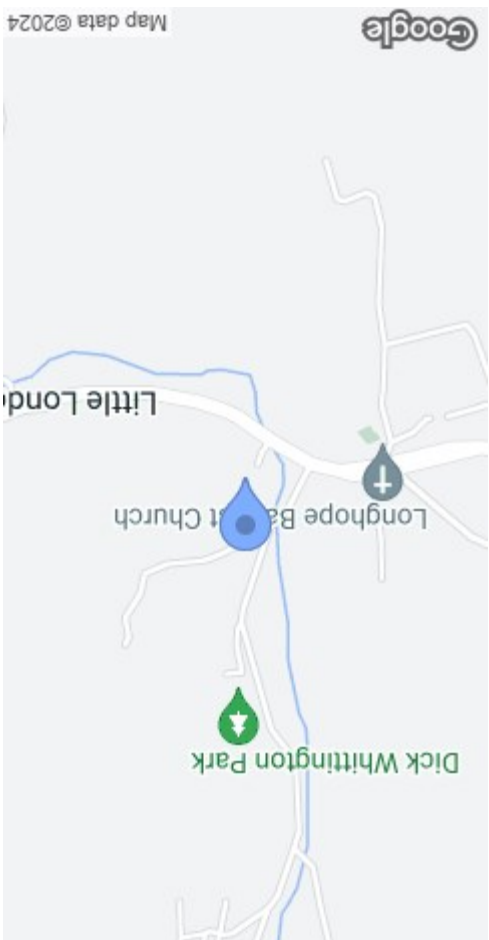
Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



1ST FLOOR



GROUND FLOOR



5 Royal Springs  
 Longhope GL17 0PJ

**£239,950**

A THREE BEDROOM SEMI DETACHED FAMILY HOME having TWO RECEPTIONS, KITCHEN plus UTILITY AREA, situated in a PLEASANT SEMI-RURAL LOCATION all being offered with NO ONWARD CHAIN.

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.



Enter the property via half glazed UPVC front door into:

**ENTRANCE AREA**

Stairs leading off, double radiator, door to storage cupboard, Open Reach point, glazed wooden door into:

**LOUNGE**

13'8 x 11'4 (4.17m x 3.45m)

Cast iron fireplace, laminate flooring, single radiator, large front aspect window. Opening through to:

**DINING AREA**

9'2 x 8'4 (2.79m x 2.54m)

Laminate flooring, single radiator, thermostat control, two rear aspect windows. Opening through to:

**KITCHEN**

10'6 x 9'2 (3.20m x 2.79m)

Range of base and wall mounted units, wooden worktops, tiled splashbacks, Belfast sink unit with mixer tap, integrated electric double oven with four ring induction hob and extractor fan over, floor mounted Worcester boiler supplying the hot water and central heating, radiator, tiled floor, side and rear aspect windows. Glazed wooden door to:

**UTILITY AREA**

9'9 x 5'1 (2.97m x 1.55m)

Tiled floor, plumbing for washing machine, space for further appliance, consumer unit, half glazed wooden door to the side of the property.

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

**LANDING**

Access to roof space, side aspect window.

**BEDROOM 1**

11'6 x 11'1 (3.51m x 3.38m)

Single radiator, front aspect window.

**BEDROOM 2**

11'0 x 9'2 (3.35m x 2.79m)

Single radiator, door into airing cupboard with lagged hot water tank, two rear aspect windows.

**BEDROOM 3**

8'5 x 7'8 (2.57m x 2.34m)

Single radiator, front aspect window.

**BATHROOM**

7'8 x 5'5 (2.34m x 1.65m)

White suite comprising of a bath with mixer tap and Mira electric shower over, vanity wash hand basin with mixer tap and cupboard below, WC, chrome heated towel rail, side and rear aspect frosted windows.

**OUTSIDE**

To the front of the property, a communal parking area with gated access to large front gardens measuring approximately 60' in length and comprise of lawned areas, pathway leading to patio seating area, mature hedge. The front gardens are enclosed by fencing and there is an outside light. A pedestrian side access leads to the rear of the property and the oil tank is at the side. Continuing to the rear gardens, there is an outside water tap and steps leading up to lawn area with a decked area at the top. The gardens are enclosed by fencing and hedging and back onto a woodland area. The rear gardens measure approximately 55'.

**SERVICES**

Mains water, electricity and drainage, oil-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 the Newent office, proceed along Culver Street towards Huntley. At the junction, turn right onto the A40 and take the first left hand turn signposted to Longhope. Proceed along for approximately one mile, turning right into Royal Springs, where the property can be found on your right hand side as marked by our 'For Sale' board.

**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.

