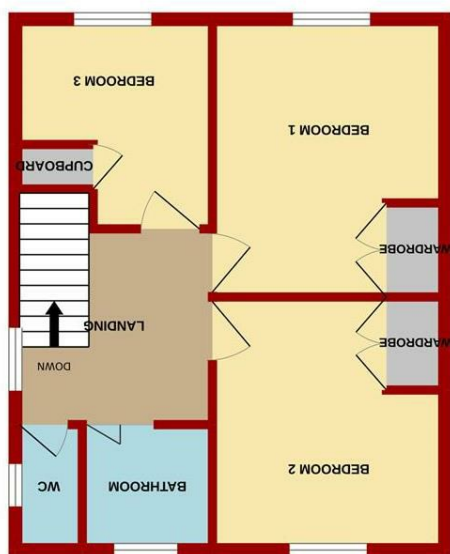




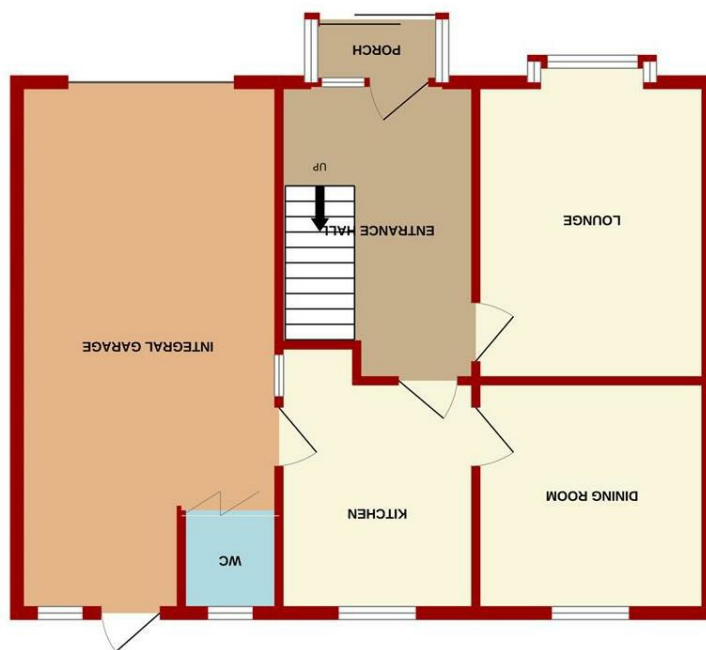
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

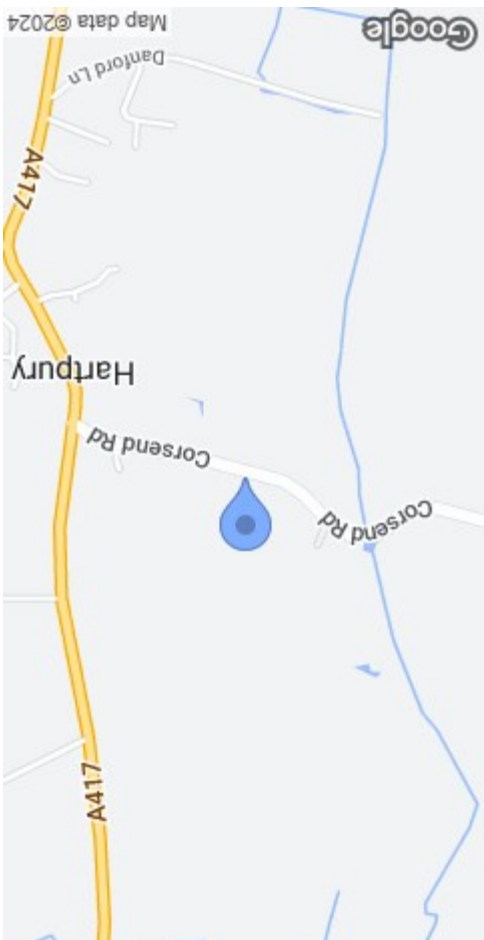
Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2022



1ST FLOOR



GROUND FLOOR



42 Corsend Road
 Hartpury GL19 3BP

Guide Price £375,000

A THREE BEDROOM SEMI DETACHED HOUSE, MODERNISED BY THE CURRENT VENDORS yet offering FURTHER POTENTIAL, backing onto OPEN FIELDS AND COUNTRYSIDE with FAR REACHING RURAL VIEWS, having AMPLE PARKING, GARAGE, situated in a SOUGHT AFTER VILLAGE LOCATION, all being offered with NO ONWARD CHAIN.

Hartpury Village offers local amenities to include a primary school, church, 2 public houses, village hall, garage and a bus service to the city centre of Gloucester approximately 5-6 miles away where more comprehensive amenities can be found.

It is also the home for Hartpury College, part of the University of West England and has impressive sports facilities including a golf course, playing fields, sports hall, outdoor swimming pool and a state-of-the-art olympic equestrian centre with an indoor menège. More than £50million has been invested in recent years to create an environment with outstanding facilities that will help you develop your talents and reach your goals.

The village is located on the A417 to the north of Gloucester, towards Ledbury which is approximately 11 miles away. For the commuter the M50 junction 2 is approximately 6-7 miles to the north, along with junction 11 of the M5 approximately 9 miles for commuting to The Midlands, The North and South West.



Entrance via sliding doors into:

ENTRANCE PORCH

Tiled floor, through further wooden glazed door into:

ENTRANCE HALL

12'0 x 6'4 (3.66m x 1.93m)

Single radiator, exposed wooden floorboards, stairs leading off, front aspect frosted window. Glazed wooden door into:

LOUNGE

14'0 x 11'8 into bay (4.27m x 3.56m into bay)

Inset cast iron log burner with tiled hearth and wooden mantle over, single radiator, dimmer switch lighting. Glazed wooden door from entrance hallway into:

KITCHEN

9'9 x 8'5 (2.97m x 2.57m)

Range of base, wall and drawer mounted units, rolled edge worktops, one and a half bowl single drainer stainless steel sink unit with mixer tap above, double oven with four ring electric hob and cooker hood above, power points, appliance points, part tiled walls, wooden flooring, under stairs storage area currently being used to house a fridge / freezer, inset ceiling spotlights, rear aspect aspect double glazed UPVC window and side aspect double glazed wooden window. From the kitchen, a part double glazed frosted door leads to the integral garage. Door through to:

DINING ROOM

9'9 x 9'8 (2.97m x 2.95m)

Radiator, power points, coving, rear aspect double glazed UPVC French doors to garden.

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

LANDING

Inset ceiling spotlight, access to loft space, side aspect double glazed UPVC window.

BEDROOM 1

12'0 x 9'6 (3.66m x 2.90m)

Radiator, power points, wardrobe recess, front aspect double glazed UPVC window.

BEDROOM 2

9'9 x 9'6 (2.97m x 2.90m)

Radiator, power points, double doors to built-in wardrobe, rear aspect double glazed UPVC window.

BEDROOM 3

9'0 x 8'8 (2.74m x 2.64m)

Power points, built-in wardrobe above the stairs, front aspect double glazed UPVC window.

BATHROOM

8'7 x 5'5 (2.62m x 1.65m)

Refitted to comprise of P-shaped panelled bath with mixer tap and shower over, glazed shower screen, vanity wash hand basin with cupboard below, WC, radiator, tiled floor and walls, inset ceiling spotlights, mirrored medicine cabinet, side and rear aspect double glazed UPVC frosted windows.

OUTSIDE

To the front of the property there is a newly gravelled driveway with off road parking for at least 6 vehicles. The front garden is mostly laid to lawn, enclosed by mature hedging, mature trees and flower borders. This leads to:

GARAGE

22'8 x 10'2 (6.91m x 3.10m)

Accessed via up and over door, power and lighting, plumbing for washing machine, WC within the garage measuring 4'09 x 2'09 and is accessed via a concertina door and has a wash hand basin, rear aspect double glazed UPVC window. There is a door into the kitchen, a rear aspect window and a rear aspect UPVC door out into the garden.

The rear garden is partly laid to lawn, with a large hardstanding, currently utilised as a gravelled seating area, external oil boiler and oil tank, outside tap, enclosed by hedging and fencing, backing onto open fields, mature trees and shrub borders.

SERVICES

Mains water, electric and drainage. Oil fired heating.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Gloucester, proceed on the A417 towards Ledbury, passing through the village of Maisemore. Pass through Maisemore and on to Hartpury where Corsend Road can be found on your left hand side after the public house. Turn left here and the property will be found after a short distance on the right 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).

AWAITING VENDOR APPROVAL

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