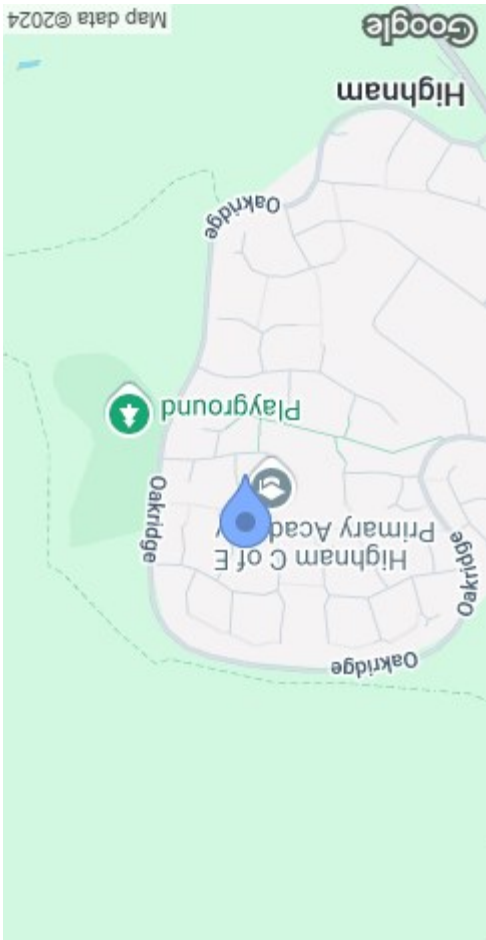


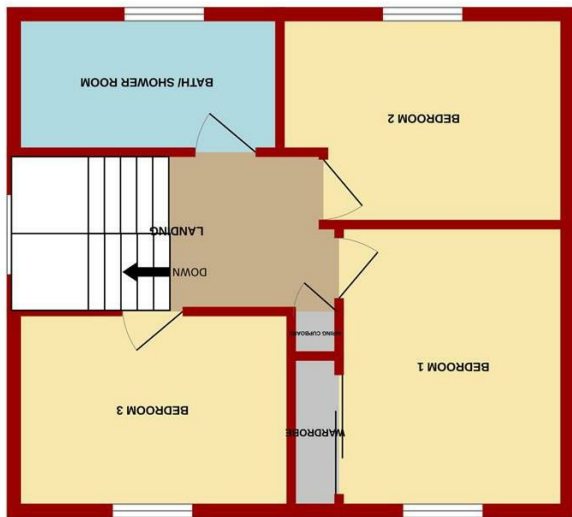


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ©2024



1ST FLOOR



GROUND FLOOR



19 Wetherleigh Drive
 , Highnam GL2 8LW



STEVE GOOCH
 ESTATE AGENTS | EST 1985

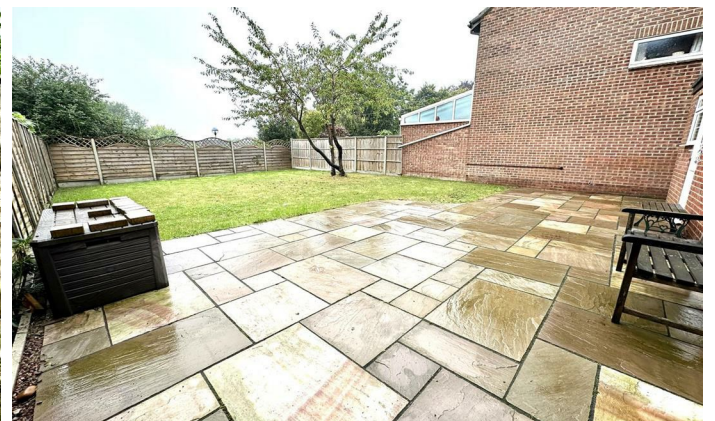
Guide Price £325,000

In the POPULAR LOCATION OF HIGHNAM is this SPACIOUS THREE DOUBLE BEDROOM DETACHED FAMILY HOME in NEED OF SOME MODERNISATION, having AMPLE OFF ROAD PARKING, GARAGE, WESTERLEY FACING ENCLOSED REAR GARDEN and offered with NO ONWARD CHAIN.

The village of Highnam has previously been awarded 'Best Kept Village' and is a hive of local community activity, with many groups using the popular community hall and rooms near the church. It offers amenities to include a well respected C of E primary school, day nursery, shop / post office, church and doctor's surgery, with further facilities available in both Gloucester (approximately 2 miles away) and Newent (approximately 7 miles away) which is also the senior school catchment area, and where a wider variety of shops, schools, churches of various denominations, health, sports and community centres, libraries etc. can be found. There is also a bus service to Gloucester, Newent and other surrounding areas.

Sporting and Leisure pursuits within the area include a choice of Golf Clubs with an 18 hole Golf Course in Highnam itself, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active local Rugby, Football, Cricket and Hockey Clubs, etc.

For the commuter access can be gained to the M5 motorway (junction 11) via the A40 by-pass for connection with the M50 motorway, the Midlands, and the North, Wales, London and the South.



ENTRANCE HALL

Via frosted upvc double glazed door with upvc double glazed side panel, power point, door to under stairs storage cupboard, stairs to the first floor. Door to:

LOUNGE/DINER

21'29 x 11'16 (6.40m x 3.35m)

Wood effect laminate flooring, radiators, power points, coving, inset ceiling spotlights, front aspect window, upvc double glazed doors to the rear.

KITCHEN

10'01 x 8'74 (3.07m x 2.44m)

Range of base, drawer and wall mounted units, one and a half bowl single drainer sink unit, mixer tap, space for cooker, space for fridge/freezer, appliance points, power points, radiator, tiled flooring, rear aspect window overlooking the garden, upvc double glazed door to the rear.

DOWNSTAIRS WC

Low level w.c., vanity wash hand basin, cupboards below, radiator, front aspect frosted window.

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

LANDING

Door to airing cupboard with slatted shelving, access to loft space, side aspect frosted window. Door to:

BEDROOM 1

11'82 x 9'49 (3.35m x 2.74m)

Radiator, power points, telephone point, coving, sliding double

doors to built-in wardrobe with hanging rail, rear aspect window overlooking the garden.

BEDROOM 2

11'65 x 9'33 (3.35m x 2.74m)

Radiator, power points, front aspect window.

BEDROOM 3

9'82 x 8'89 (2.74m x 2.44m)

Radiator, power points, telephone point, rear aspect window overlooking the garden.

FAMILY BATHROOM

9'78 x 5'97 (2.74m x 1.52m)

Panelled bath, corner shower cubicle with shower over, vanity wash hand basin, cupboards below, low level w.c., fully tiled walls, tiled flooring, front aspect frosted window.

OUTSIDE

To the front of the property is a large block paved driveway suitable for PARKING FOUR-FIVE VEHICLES which leads to a GARAGE via up and over door, personal door to the garden. There is a raised flower bed and gated side access to the rear garden.

The westerley facing enclosed rear garden has a paved patio area, lawned area, fencing and walling surround, backing onto the school playing field.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: D
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 B4215 towards Newent. At the painted roundabout in Highnam, turn right, follow the road around to the top and turn left into Wetherleigh Drive. Proceed to the bottom taking the last turning right and the property can be found on the left 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.