



15 The Willows
Longhope GL17 0QS



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £235,000

AN EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE having CONSERVATORY, DOUBLE GARAGE / WORKSHOP, ENCLOSED GARDENS, ideal for FIRST TIME BUYERS OR INVESTORS, situated in a POPULAR VILLAGE LOCATION.

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.





Entrance porch via half glazed door. Half glazed door through to the rear garden, half glazed door through to:

HALLWAY

Single power point, stairs to the first floor, fully glazed door through to:

LOUNGE

14'9 x 12'5 (4.50m x 3.78m)

Feature electric fire with surround, double radiator, front aspect window overlooking the gardens.

KITCHEN / DINING ROOM

14'8 x 9'2 minimum (4.47m x 2.79m minimum)

One and a half bowl stainless steel single drainer sink unit with mixer taps, cupboards under, range of base and wall mounted units, under cupboard lighting, saucepan drawer units etc., fitted Welsh dresser unit, integrated fridge / freezer, freestanding electric cooker, plumbing for washing machine, good sized under stairs storage cupboard, double radiator, rear aspect window. Double glazed sliding patio doors through to:

CONSERVATORY

8'7 x 6'4 (2.62m x 1.93m)

Tiled flooring, electric radiator, glazed door through to the rear garden.

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

LANDING

Power point, access to roof space.

BEDROOM 1

12'8 x 8'2 (3.86m x 2.49m)

Fitted wardrobe with hanging rail and shelving, double radiator, front aspect window.

BEDROOM 2

10'8 x 8'0 (3.25m x 2.44m)

Built-in wardrobe, cupboard over the stairs with hanging rail, airing cupboard with slatted shelving and single radiator, rear aspect window with outlook into the distance onto open farmland.

BEDROOM 3

9'9 x 6'5 (2.97m x 1.96m)

Single radiator, front aspect window.

SHOWER ROOM

Fitted shower cubicle, shower over, panelled surround, close coupled WC, wash hand basin, cupboards below, tiled splashback, heated towel rail, rear aspect frosted window.

OUTSIDE

To the front of the property, steps lead down to the front door. There is a raised south west facing garden area with flower borders and mature shrubs and trees, outside lighting, paved patio area. Side access, through the side porch, leads through to an enclosed rear garden with large paved patio area, external boiler, outside tap, outside lighting, fencing surround. Steps lead through to the rear of the property where there is parking for one to two vehicles which leads to:

DETACHED DOUBLE GARAGE / WORKSHOP

17'3 x 16'3 (5.26m x 4.95m)

Accessed via single up and over door plus half glazed pedestrian door, power and lighting.

SERVICES

Mains water, electricity and drainage, oil-fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

We have been advised by the vendors that Gigaclear fibre broadband is available at the property.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C

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.

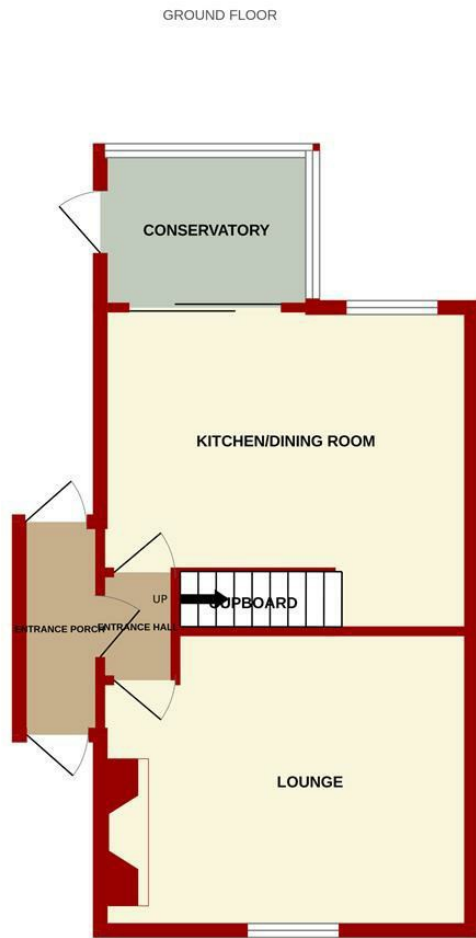
DIRECTIONS

From our office in Newent, head up Culver Street towards Huntley. Upon reaching Huntley, turn right onto the A40 towards Ross On Wye and take the first left at the traffic lights signposted Mitcheldean onto the A4136. Proceed along the A4136, passing through Little London until reaching the junction with the right hand turning signposted Longhope onto the Old Monmouth Road. Follow this road round, turning right onto Church Road, taking the first left onto The Wend. Proceed to the top of The Wend, where there is a turning left into The Willows, where the property can be found on the left hand side.

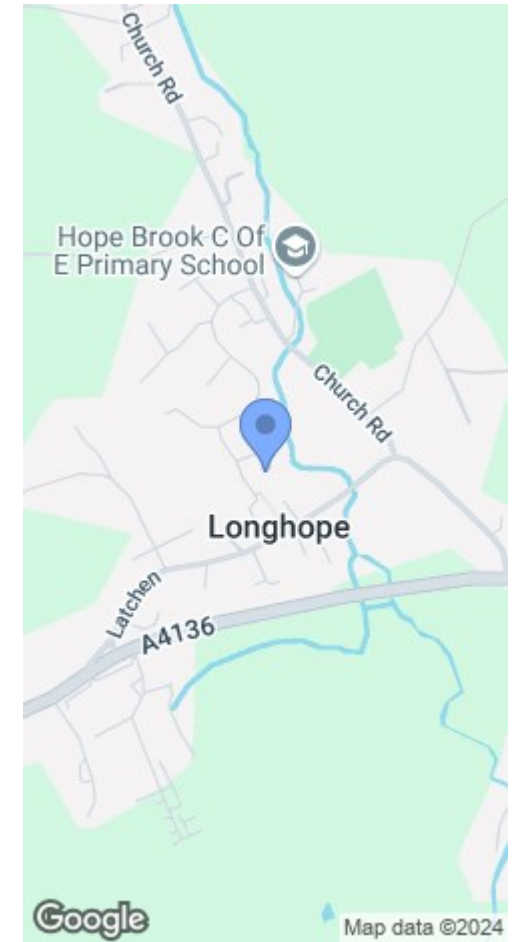
PROPERTY SURVEYS

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





Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(81-91) A
(89-91) B			(69-80) B
(85-88) C			(55-68) D
(82-84) D			(39-54) E
(79-81) E			(21-38) F
(76-78) F			(1-20) G
(73-75) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		80	
	61		
England & Wales	EU Directive 2002/91/EC		England & Wales
			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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