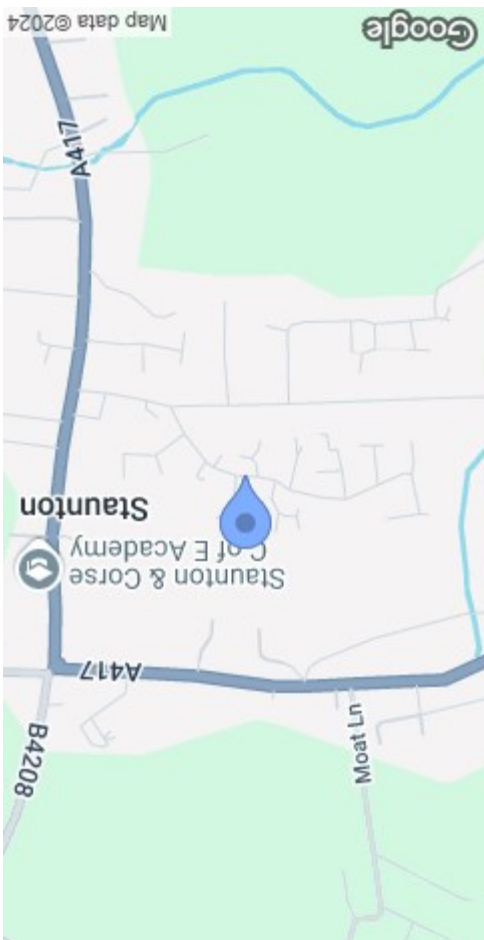


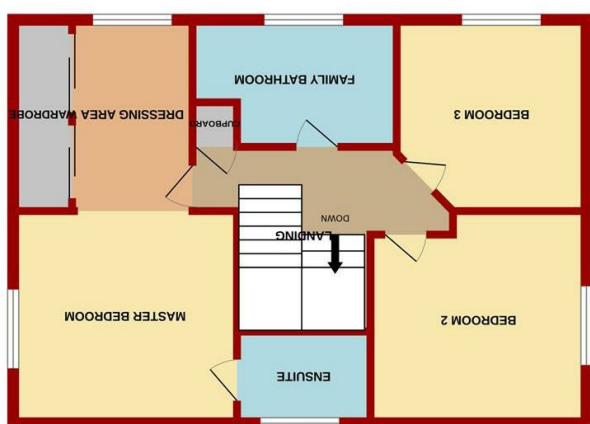


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
 A 92-95 B 81-91 C 69-80 D 55-68 E 39-54 F 21-38 G 1-20	 A 1-10 B 11-20 C 21-30 D 31-40 E 41-50 F 51-60 G 61-70



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



1ST FLOOR



GROUND FLOOR



12 Chartist Way
 Staunton GL19 3RT

Guide Price £395,000

An EXCEPTIONALLY WELL PRESENTED THREE DOUBLE BEDROOM DETACHED HOUSE having approximately 1250 SQ FT of LIVING SPACE, BEAUTIFULLY APPOINTED OPEN PLAN KITCHEN / DINING ROOM with SEPARATE LARGE FAMILY LIVING ROOM, MASTER BEDROOM with EN-SUITE and DRESSING ROOM (could easily be made into a fourth bedroom if needed), ENCLOSED WESTERLY FACING GARDEN measuring 32' X 32', OFF ROAD PARKING for THREE VEHICLES and a LARGER THAN AVERAGE SINGLE GARAGE.

The village of Staunton offers amenities to include school, garden centre, pet store, village hall, day nursery, doctor's surgery, The Swan Inn, garage/workshop, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.



Entrance via part glazed door through to:

ENTRANCE HALL

Karndean flooring, single radiator, under stairs storage cupboard, stairs to the first floor.

CLOAKROOM

White suite comprising close coupled WC, pedestal wash hand basin, tiled splashback, single radiator.

LIVING ROOM

20'1 x 13'4 into side aspect bay window (6.12m x 4.06m into side aspect bay window)

Two single radiators, front and side aspect windows both having fitted window blinds.

FAMILY KITCHEN / DINING ROOM

20'2 x 10'6 (6.15m x 3.20m)

Fully fitted to comprise one and half bowl single drainer sink unit with mixer tap (fitted water filter), cupboards under, range of base and wall mounted units, large breakfast bar, integrated electric double oven, four ring electric hob with cooker hood above, integrated dishwasher, fridge / freezer, integrated washing machine (all Bosch appliances), Karndean flooring, two single radiators, fully glazed double glazed French doors leading to the private westerly facing garden, front and side aspect windows with fitted window blinds. Opening through to:

UTILITY

7'1 x 4'6 (2.16m x 1.37m)

Base and wall units, space for tumble dryer, single radiator, gas fired central heating and domestic hot water boiler, half glazed UPVC door through to the rear.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING

Built-in airing cupboard with slatted shelving, access to insulated roof space.

SUBSTANTIAL MASTER BEDROOM plus DRESSING ROOM

20'3 x 11'6 max (6.17m x 3.51m max)

(This room could easily be made into two bedrooms if required). Two single radiators, range of fitted full height wardrobes with mirror faced sliding doors, hanging rail and shelving, front and side aspect windows.

EN-SUITE SHOWER ROOM

Fitted double shower cubicle and tray, shower, tiled surround, close coupled WC, vanity wash hand basin, heated towel rail, rear aspect frosted window.

BEDROOM 2

10'9 x 10'4 (3.28m x 3.15m)

Single radiator, side aspect window.

BEDROOM 3

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

Single radiator, front aspect window.

BATHROOM

8'8 x 6'6 (2.64m x 1.98m)

White suite comprising modern panelled bath, shower attachment over, tiled surround, fitted double shower cubicle and tray, shower over, tiled surround, vanity wash hand basin with drawers below, tiled splashback, close coupled WC, Karndean flooring, heated towel rail, front aspect frosted window.

OUTSIDE

To the side of the property, there is a tarmac driveway suitable for the parking of two to three vehicles which leads to a detached single garage.

SINGLE GARAGE

19'7 x 10'5 (5.97m x 3.18m)

Accessed via up and over door, power and lighting, eaves storage space.

To the front of the property there is a pathway to the front door with a gravelled garden area to either side with outside lighting. A gateway to the side gives access through to an enclosed walled and fenced westerly facing garden. There is a paved patio area, a lawned area, outside tap, outside lighting and outside power point. The garden measures approximately 32 ft square.

SERVICES

Mains water, drainage and electric, LPG gas-fired central 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.

The vendors have advised that fibre broadband is available at the property and is currently supplied via BT.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E
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 Gloucester, proceed along the A417 passing through Maisemore and Hartpury. Upon reaching Staunton, turn left at the old Prince of Wales Public House into Prince Crescent. Proceed along here and turn right into Chartist Way. Proceed along here for a short distance and the property will be found on your 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.

