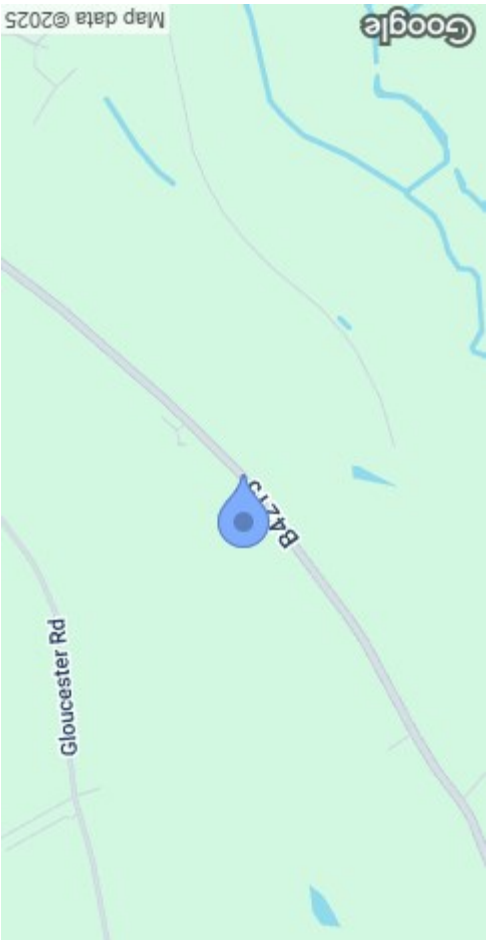


AIMER

| Rating | Percentage | Category  |
|--------|------------|---|
| A      | 18.1%      | Very environmentally friendly - lower CO2 emissions |
| B      | 18.1%      | Very environmentally friendly - lower CO2 emissions |
| C      | 19.4%      | Very environmentally friendly - lower CO2 emissions |
| D      | 19.4%      | Very environmentally friendly - lower CO2 emissions |
| E      | 24.6%      | Not environmentally friendly - higher CO2 emissions |
| F      | 24.6%      | Not environmentally friendly - higher CO2 emissions |
| G      | 17.0%      | Not environmentally friendly - higher CO2 emissions |



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



Guide Price £449,000

AN ATTRACTIVE EXTENDED THREE BEDROOM DETACHED PROPERTY IN NEED OF SOME UPDATING. PLANNING HAS BEEN PASSED FOR A TWO STOREY EXTENSION TO ADD A NEW LOUNGE AND TWO FURTHER BEDROOMS, AMPLE PARKING, DOUBLE GARAGE, LARGE SHED, MATURE PLOT AMOUNTING TO APPROXIMATELY ONE QUARTER OF AN ACRE BACKING ONTO OPEN FIELDS AND FARMLAND, ALL BEING OFFERED WITH NO ONWARD CHAIN.

Highleadon is a small village having a Garage and Garden Centre with further amenities to be found in Newent. Newent itself offers a range of amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres, Library etc. and a Bus Service to Gloucester, Ross-on-Wye and surrounding areas.

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. etc.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.



Entrance via part glazed door through to:

ENTRANCE HALL

Laminate flooring, under stairs storage cupboard, single radiator, stairs to the first floor. Double doors give access through to:

LIVING ROOM

13'10" into front aspect bay window x 10'2" (4.24m into front aspect bay window x 3.12m)

Attractive brick fireplace with raised tiled hearth, wooden surround, radiator, picture rail, side aspect window with a private outlook over the gardens, large front aspect bay window with a private outlook.

DINING ROOM

13'8 x 11'0 (4.17m x 3.35m)

Attractive fireplace with raised hearth, timber surround, built-in display cabinet, cupboards to one side, two single radiators, picture rail, side aspect window with a private outlook over the gardens. Opening through to:

CONSERVATORY

10'0 x 9'8 (3.05m x 2.95m)

UPVC double glazed construction with dwarf walling, tiled flooring, fully glazed French doors through to the rear garden.

KITCHEN / BREAKFAST ROOM

16'7 x 7'11 (5.05m x 2.41m)

One and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated electric oven with four ring electric hob over, cooker hood above (not tested), single radiator, breakfast bar, plumbing for washing machine, spotlighting, side and rear aspect windows, part glazed door through to the side.

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

LANDING

Single radiator, access to insulated roof space, front aspect window.

MASTER BEDROOM

13'10" into front aspect bay window x 11'10" (4.22m into front aspect bay window x 3.63m)

Fitted bedroom furniture, double radiator, front aspect bay window.

BEDROOM 2

11'11 x 10'9 (3.63m x 3.28m)

Single radiator, dado rail, spotlighting, rear aspect window with a lovely outlook over the gardens onto open fields and farmland surrounding.

BEDROOM 3

9'9 x 7'4 (2.97m x 2.24m)

Laminate flooring, single radiator, picture rail, rear aspect window with a lovely outlook over surrounding fields and farmland.

BATHROOM

8'11 x 6'9 (2.72m x 1.83m)

White suite comprising corner jacuzzi bath with shower over, tiled surround, close coupled WC, vanity wash hand basin, drawers below, cupboards and shelving, heated towel rail, laminate flooring, two side aspect frosted windows.

OUTSIDE

A five bar gate gives access through to a gravelled parking area, suitable for the parking of several vehicles, leads through to:

DETACHED DOUBLE GARAGE

21'9 x 15'2 (6.63m x 4.62m)

Accessed via two single up and over doors (in need of repair), power and lighting, rear aspect window, personal door to the side.

There is a pathway to the front door with a good sized garden area to the side and rear with large lawned area, various shrubs, bushes and trees, outside lighting, outside tap, newly built wooden garden shed (15'8 x 9'8), natural hedging boundary, backing onto open fields and farmland. The plot is approaching one quarter of an acre.

SERVICES

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

AGENTS NOTE

Planning passed in 2007 for a two storey extension. See Forest of Dean website planning portal - reference PO313/07/FUL.

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 vendor has advised that fibre broadband is available at the property provided by Gigaclear.

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

Proceed out of Newent on the B4215 towards Gloucester. Upon approaching Highleadon, the property will be found on your left hand side before reaching the garage on your right.

PROPERTY SURVEYS

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