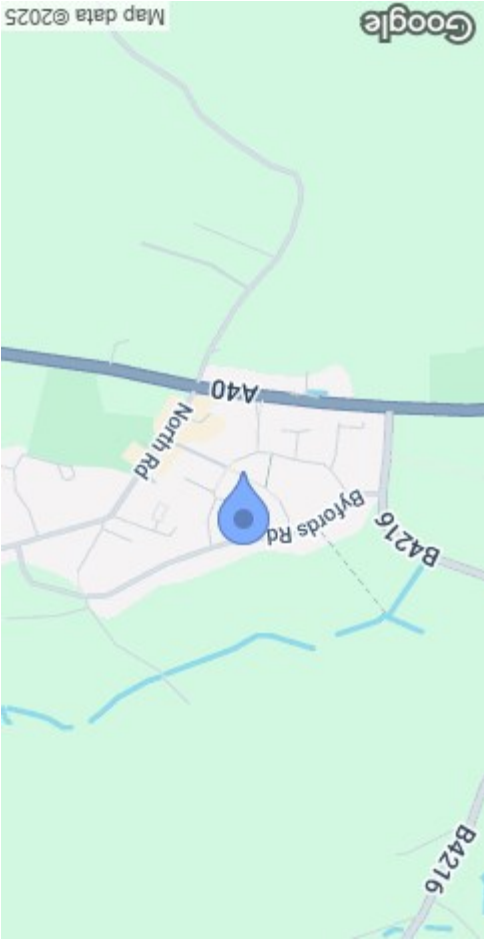


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	Future
Energy Efficiency Rating Legend	
A (92-100) Very energy efficient - low running costs	
B (81-91) Energy efficient - low running costs	
C (69-80) Reasonably energy efficient - low running costs	
D (55-68) Below average energy efficiency - higher running costs	
E (39-54) Poor energy efficiency - high running costs	
F (29-38) Poorer energy efficiency - very high running costs	
G (1-28) Lowest energy efficiency - very high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Future
Environmental Impact (CO ₂) Rating Legend	
A (1-10) Very low CO ₂ emissions	
B (11-20) Low CO ₂ emissions	
C (21-30) Below average CO ₂ emissions	
D (31-40) Average CO ₂ emissions	
E (41-50) Above average CO ₂ emissions	
F (51-60) High CO ₂ emissions	
G (61-70) Very high CO ₂ emissions	
EU Directive 2002/91/EC	



32 Oak Way
Huntley GL19 3SD

Guide Price £240,000

A THREE BEDROOM SEMI-DETACHED HOUSE IN NEED OF UPDATING AND MODERNISATION situated on a NO THROUGH ROAD, 55' REAR GARDEN, GARAGE and OFF ROAD PARKING, all being offered with NO ONWARD CHAIN.

The village of Huntley offers amenities to include primary and junior school, garage, village hall, church, public house, cricket club, residential home, golf course and garden centre. Newent is just over 4 miles away and the city centre of Gloucester approximately 7 miles where there are more comprehensive facilities to be found. Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Additional sporting and leisure facilities within the area include a choice of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Entrance via half glazed UPVC door through to:

ENTRANCE HALL

Stairs to the first floor. Door to:

LOUNGE

17'1 into front aspect bay window x 11'5 (5.21m into front aspect bay window x 3.48m)

Night storage heater, front aspect window. Fully glazed door through to:

KITCHEN / DINER

14'8 x 10'6 (4.47m x 3.20m)

One and a half bowl single drainer sink unit with mixer tap, cupboards under, base and wall mounted units, fitted electric oven, hob and cooker hood, plumbing for washing machine, large under stairs storage cupboard, night storage heater, rear aspect window. Double glazed sliding patio doors through to:

CONSERVATORY

12'0 x 6'3 (3.66m x 1.91m)

Tiled flooring, fully glazed doors through to the rear garden.

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

LANDING

Access to roof space, side aspect frosted window.

BEDROOM 1

13'4 x 8'2 (4.06m x 2.49m)

Night storage heater, rear aspect window.

BEDROOM 2

12'2 x 7'11 (3.71m x 2.41m)

Front aspect window.

BEDROOM 3

9'3 x 6'8 (2.82m x 2.03m)

Wall mounted cupboard, front aspect window.

BATHROOM

Bath with shower over, tiled surround, pedestal wash hand basin, low-level WC, airing cupboard with hot water tank and slatted shelving, rear aspect frosted window.

OUTSIDE

A pathway leads to the front door where there is a lawned area to the front. A block paved driveway, with parking for three to four vehicles, leads to:

SINGLE GARAGE

16'0 x 8'4 (4.88m x 2.54m)

Power and lighting, personal door to the side.

A gated side access leads through to a large rear garden where there is an outside tap and outside lighting. The garden is mainly paved with interspersed flower beds and borders, hardstanding for shed etc, various shrubs and bushes. The garden measures 55' x 20' approximately and is westerly facing.

SERVICES

Mains water, electricity and drainage. Night storage 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.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
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 Newent, proceed along the B4216 (Culver Street) towards Huntley. On reaching Huntley, turn left into Byfords Road then first right into Oak Way. Proceed down to the bottom, around to the left and the property will be found on your left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

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