



**23 Lambourne Avenue**  
**Huntley GL19 3HW**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Guide Price £299,950

AN EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME situated in a QUIET CUL-DE-SAC within the VILLAGE OF HUNTLEY, the property offers SPACIOUS AND VERSATILE ACCOMMODATION, GARAGE and OFF ROAD PARKING, GARDENS BACKING ONTO FIELDS AND COUNTRYSIDE.

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.







Enter the property via double glazed front door into:

### ENTRANCE HALL

Single radiator, consumer unit.

### CLOAKROOM

WC, wash hand basin, radiator, side aspect frosted window.

### LOUNGE

13'9 x 12'11 (4.19m x 3.94m)

Radiator, TV point, large front aspect window. Opening through to:

### DINING / FAMILY ROOM

18'2 x 10'5 (5.54m x 3.18m)

Door to storage cupboard, oil-fired boiler supplying the hot water and central heating, rear aspect sliding doors and window, side aspect frosted window. Glazed door to:

### INNER HALLWAY

Staircase leading off. Glazed door to:

### KITCHEN

10'6 x 10'5 (3.20m x 3.18m)

Base and wall mounted units with laminated worktops and tiled splashbacks, space for tall fridge / freezer, integrated electric oven with four ring hob and extractor fan over, plumbing for washing machine, single drainer stainless steel sink, radiator, rear aspect window offering pleasant views to the gardens, half glazed door to patio and garden area.

FROM THE INNER HALLWAY, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

### LANDING

Access to roof space, side aspect window.

### BEDROOM 1

14'0 x 10'9 (4.27m x 3.28m)

Built-in wardrobes, radiator, front aspect window with views towards May Hill.

### BEDROOM 2

12'3 x 10'7 (3.73m x 3.23m)

Single radiator, rear aspect window.

### BEDROOM 3

10'6 x 10'5 (3.20m x 3.18m)

Double radiator, access to roof space, front and rear aspect windows.

### BEDROOM 4

10'8 x 7'0 (3.25m x 2.13m)

Single radiator, front aspect window with views towards May Hill.

### BATHROOM

6'9 x 5'5 (2.06m x 1.65m)

White suite comprising built-in WC and vanity wash hand basin with mixer tap, cupboard below, panelled bath with mixer tap over, Mira Sports shower over, shaver point, heated towel rail, rear aspect frosted window.

### OUTSIDE

To the front of the property, a driveway provides access to:

### SINGLE GARAGE

16'5 x 8'2 (5.00m x 2.49m)

Accessed via up and over door to the front, pedestrian side door, power and lighting. The current vendors has re-roofed the garage.

The front gardens are enclosed by mature hedging and laid to lawn, with potential for additional parking, if required. A wrought iron gate gives side access to the oil tank.

The rear gardens are laid to patio with lawned areas, planted beds, feature cherry tree, wooden shed, outside lighting and tap, all enclosed by wood panel fencing, offering a pleasant outlook.

### 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.

### 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 Newent office, head along Culver Street (B4216) towards Huntley. On approaching Huntley take the first turning left into Byfords Road continue along to the end of Byford Road turning left onto Tibberton Lane. Proceed along for a short distance until you see a signpost for Bramley Drive, turn right here. Take the first right into Orchard Way and then left into Lambourne Avenue where the property can be found towards the end of the road on the 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).



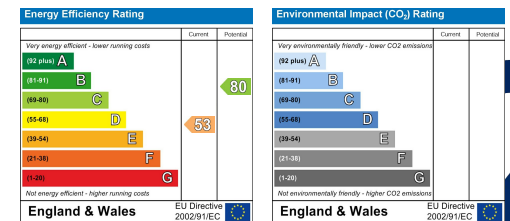
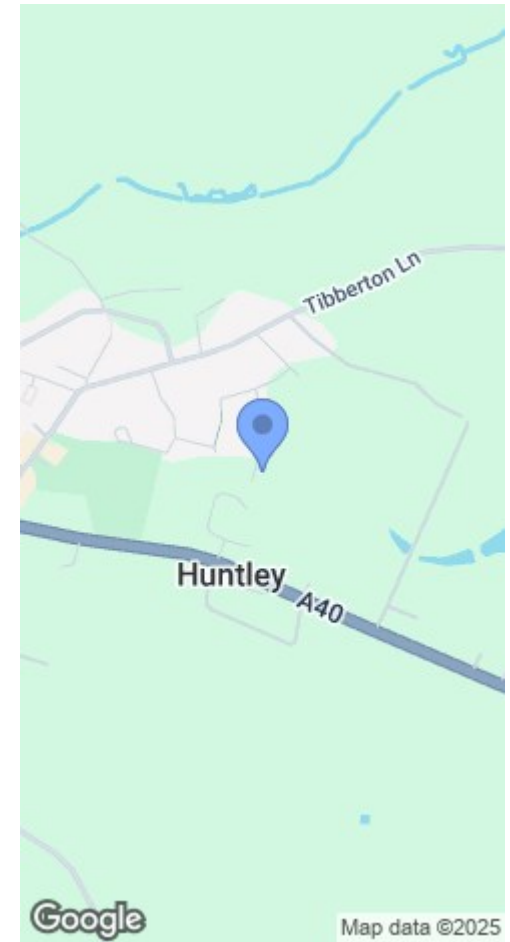
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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#### 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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