

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 <sub>2</sub> ) Rating	
Current	Future	Current	Future
77		89	
Very energy efficient - low running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
101-111		101-111	
B		B	
81-100		81-100	
C		C	
61-80		61-80	
D		D	
41-60		41-60	
E		E	
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Guide Price £415,000

EXTENDED THREE BEDROOM DETACHED FAMILY HOME occupying a QUIET POSITION in the POPULAR VILLAGE of Ashleworth and benefits from KITCHEN/FAMILY/DINING ROOM EXTENSION, MASTER BEDROOM WITH EN-SUITE, TANDEM DOUBLE GARAGE, OFF ROAD PARKING, NHBC GUARANTEE AND ENCLOSED REAR GARDEN, all being sold with NO ONWARD CHAIN.

Ashleworth offers local amenities to include a primary school, Post Office / shop and a church.

There is a bus service to Gloucester City Centre (approximately 5 miles distant) and a train station in central Gloucester (approx 6 1/2 miles). For the commuter, access can be gained to the motorway network via junction 11a of the M5 (approximately 10 miles), linking up the Midlands, and the North, Wales, London and the South.



CANOPIED ENTRANCE PORCH

ENTRANCE HALL

Via part glazed front door, radiator, storgae cupboard, stairs to the first floor, under stairs storage area, Nest heating controls, front aspect window. Door to:

DOWNSTAIRS WC

5'08 x 3'00 (1.73m x 0.91m)

Toilet, sink, extractor fan, spotlighting, chrome heated towel rail.

LOUNGE

17'06 x 10'03 (5.33m x 3.12m)

Radiator, tv and network points, front aspect window.

KITCHEN/DINER

17'07 x 12'06 (5.36m x 3.81m)

Modern kitchen comprising a range of base and wall mounted units, stone worktops and splashbacks, integrated appliances to include double oven, four ring gas hob, dishwasher, washing machine, fridge and freezer, under unit lighting, one and a half bowl sik unit with mixer tap, Worcester gas fired central heating and domestic hot water boiler, radiator. Opening through to:

SUN ROOM

11'00 x 7'11 (3.35m x 2.41m)

Base units, breakfast bar area, space for tumble dryer, side and rear aspect windows, blue tinted glass roof, french doors to the side.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to roof space, side aspect window.

MASTER BEDROOM

11'01 x 10'04 (3.38m x 3.15m)

Built-in mirrored double wardrobe, single radiator, network points, front aspect window with views. Door to:

EN-SUITE SHOWER ROOM

6'11 x 5'01 (2.11m x 1.55m)

Corner double shower cubicle with overhead shower system, wash hand basin with mixer tap and built-in wc, tiled splashbacks, extractor fan, spotlighting,front aspect frosted window.

BEDROOM 2

10'05 x 8'02 (3.18m x 2.49m)

Built-in double wardrobes, radiator, rear aspect window.

BEDROOM 3

9'06 x 6'11 (2.90m x 2.11m)

Built-in double wardrobe, single radiator, rear aspect window.

FAMILY BATHROOM

6'10 x 6'05 (2.08m x 1.96m)

White suite comprising panelled bath with mixer tap, Mira electric shower over, tiled splashbacks, built-in wc, wall mounted wash hand basin, mixer tap, shaver point, inset spotlighting, chrome heated towel rail, side aspect frosted window.

OUTSIDE

There is a block paved driveway providing PARKING FOR TWO VEHICLES which leads to a DETACHED TANDEM DOUBLE GARAGE 29'06 x 9'10 (8.99m x 3.00m) power and lighting, boarded roof space, potential for home office or similar at the rear, rear aspect window, personal door to the garden. The front of the property has a lawned area, patio and steps up to the front door with spotlighting.

Gated side access leads to the rear garden which has a patio and seating area, lawned area, further raised patio area, raised sleeper beds with flowers, shrubs and trees, outside lighting, outside tap, enclosed by fencing.

SERVICES

Mains water, electricity and drainage. LPG 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

To be advised.

LOCAL AUTHORITY

Council Tax Band: D  
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

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 and upon reaching the BP Garage turn right just before here onto Lawn Road signposted Ashleworth. Proceed along here for approximately one mile into Nupend, turn right into Rectory Close, proceed to the end, bear right and then right again where the property can be found.

PROPERTY SURVEYS

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