



2 Brook End
Longhope GL17 0QT



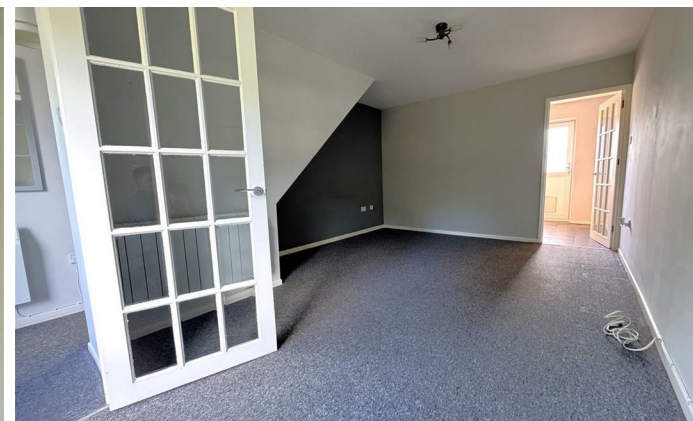
STEVE GOOCH
ESTATE AGENTS | EST 1985

£192,950

WELL PRESENTED TWO BEDROOM MID TERRACE PROPERTY IDEAL FOR FIRST TIME BUYERS and INVESTORS ALIKE, GARAGE and OFF ROAD PARKING AREA, POPULAR VILLAGE LOCATION all being offered with NO ONWARD CHAIN.

The village of Longhope is located just off the A40 and offers a range of amenities to include some small shops, post office, bakery, C of E primary school, 2 public houses, church, village hall, Harts Barn Craft Centre and veterinary practice with more comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles). Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

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.





The property is accessed via a upvc double glazed front door into:

ENTRANCE HALLWAY

Modern electric panelled radiator, stairs leading off.

LOUNGE/DINER

17'6 x 11'9 (5.33m x 3.58m)

Modern electric radiator, telephone point, tv point, front aspect window.

KITCHEN

11'8 x 7' (3.56m x 2.13m)

Modern kitchen comprising a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated oven with four ring Halogen hob, space for washing machine under the counter, single drainer mixer tap, rear aspect window, half glazed upvc back door.

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

LANDING

Access to roof space.

BEDROOM 1

10'1 x 8'8 (3.07m x 2.64m)

Power points, electric radiator, front aspect window. Door to over stairs storage cupboard housing the hot water tank, slatted shelving and hanging rail space.

BEDROOM 2

14'4 x 6'7 (4.37m x 2.01m)

Electric radiator, rear aspect window.

BATHROOM

8'5 x 4'7 (2.57m x 1.40m)

Panelled bath with Triton electric shower over, wc, wash hand basin, tiled splashbacks, extractor fan, rear aspect frosted window.

OUTSIDE

The front of the property is approached on foot offering a lovely outlook over neighboring woodland with no passing traffic, good sized front garden which is laid to lawn with patio and paved pathway leading to the front door.

The rear garden measures approximately 25ft in length, being low maintenance having a block paved seating area, further patio and gravelled areas, decked area, wooden built garden shed. Upvc double glazed door gives access to:

EN BLOC SINGLE GARAGE

16' x 8' (4.88m x 2.44m)

Via up and over door with parking space to the front. Roof light, power and lighting, water tap.

SERVICES

Mains electric, gas, water and drainage.

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: 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.

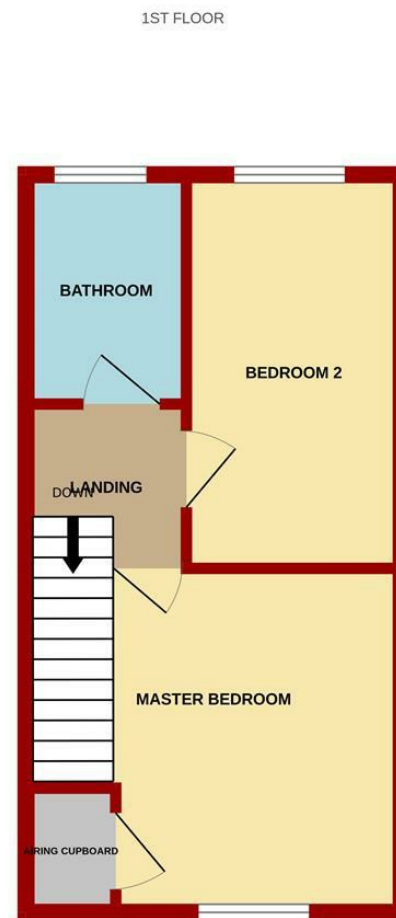
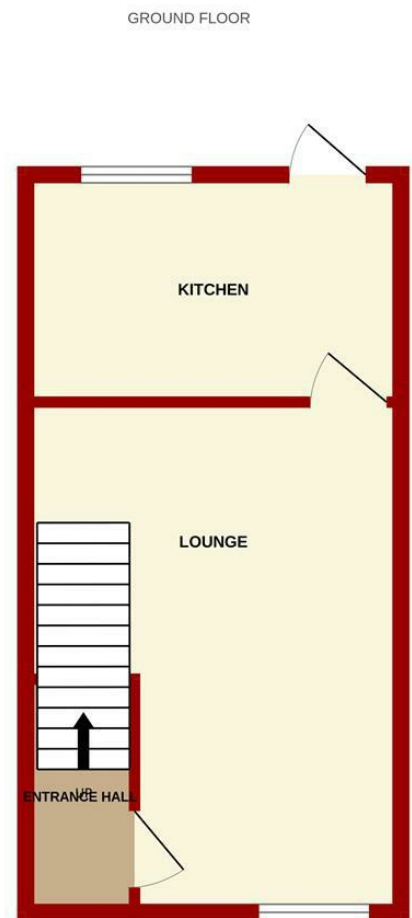
DIRECTIONS

From our office in Newent, head up Culver Street towards Huntley. Upon reaching Huntley, turn right onto the A40 towards Ross On Wye and take the first left at the traffic lights signposted Mitcheldean onto the A4136. Proceed along the A4136, passing through Little London until reaching the junction with the right hand turning signposted Longhope onto the Old Monmouth Road. Follow this road round, turning right onto Church Road, taking the first left onto The Wend. Proceed to the top of The Wend, where there is a turning left into The Willows. Take the first left hand turning into Brook End where the property will be found at the bottom.

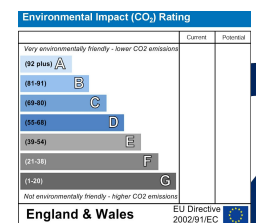
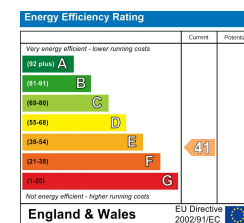
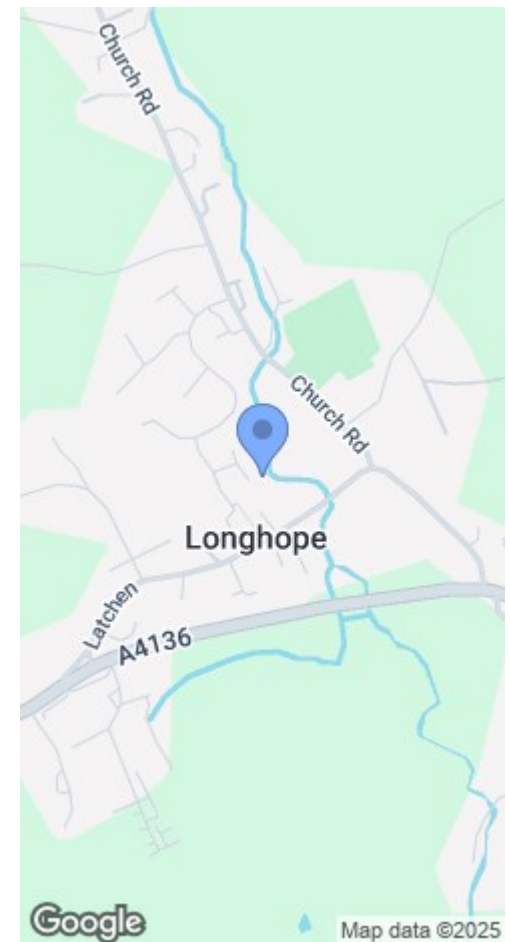
PROPERTY SURVEYS

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





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