



33 Hopeswood Park
Longhope GL17 0LF



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £145,000

A WELL MAINTAINED AND SPACIOUS TWO BEDROOM PARK HOME FOR THE OVER 55'S, measuring 46' x 20', located in the LARGEST PLOT at the very end of the site with BEAUTIFUL GARDENS, ELEVATED VIEWS, BACKING ONTO WOODLAND and OFFERING PEACE AND TRANQUILITY. The property offers MUCH POTENTIAL but has been WELL MAINTAINED.

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.





Enter the property via side aspect half glazed UPVC double glazed door into:

ENTRANCE HALL

Single radiator, thermostat control, door to cloaks cupboard.

DINING ROOM

9'9 x 7'5 (2.97m x 2.26m)

Radiator, wall light fittings, side aspect window. Arched opening to:

LIVING ROOM

19'7 x 13'5 (5.97m x 4.09m)

Fireplace housing electric fire, TV point, two radiators, wall light fittings, two front aspect bay windows and a side aspect window.

KITCHEN / BREAKFAST ROOM

13'7 x 11'8 (4.14m x 3.56m)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, plumbing for washing machine, space for tumble dryer, space for cooker and further appliance, door to airing cupboard, recess for free standing fridge / freezer, built-in shelving, Vaillant gas-fired boiler supplying the hot water and central heating, side aspect window, half double glazed UPVC door leading to the garden.

MASTER BEDROOM

12'5 x 9'7 (3.78m x 2.92m)

Built-in wardrobes, single radiator, shower room, side aspect window.

SHOWER ROOM

7'9 x 4'5 (2.36m x 1.35m)

Coloured suite comprising corner shower cubicle, wash hand basin, WC, radiator, tiled splashbacks, side aspect window.

BEDROOM 2

9'8 x 9'5 (2.95m x 2.87m)

Built-in bedroom furniture, single radiator, rear aspect window.

BATHROOM

9'5 x 6'9 (2.87m x 2.06m)

Panelled bath, WC, wash hand basin, single radiator, fully tiled walls, side aspect frosted window.

OUTSIDE

The large mature gardens briefly comprise of a patio seating area, BBQ area, superbly tended mature borders planted with shrubs and bushes, lawned areas, under unit storage. As you continue round the side to the rear, there is a further patio area, LPG gas tank, shed and storage, further raised patio area. To the other side of the property, there is a canopy area by the main front door with a patio pathway giving pedestrian access. To the front, there are further lawned areas, superbly tended borders and an off road parking area for several vehicles.

GROUND RENT

Ground rent payable - £204 per month.

SERVICES

Mains water, electricity and drainage. LPG 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

TBC.

LOCAL AUTHORITY

Council Tax Band: A

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold in perpetuity.

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

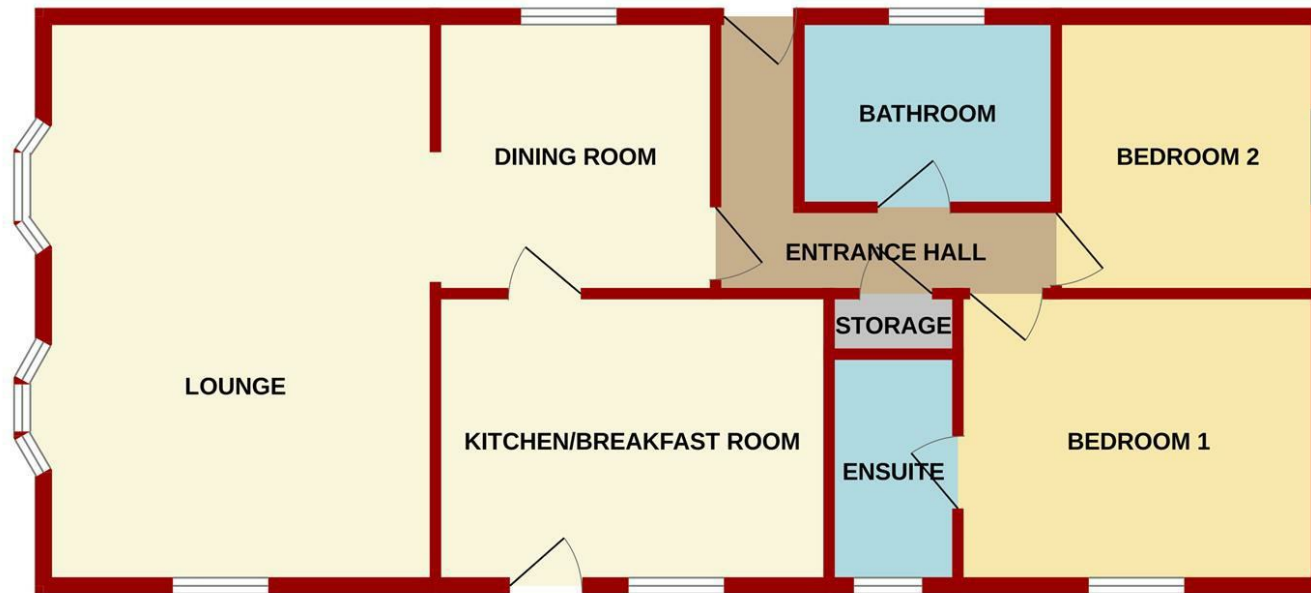
From our Newent Office, proceed along the B4216 (Culver Street) towards Huntley, turning right at the A40 towards Ross-on-Wye. Proceed along for approximately two miles and Hopeswood Park can be found on the right hand side. Proceed to the top of the hill and the property is the last property on your left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

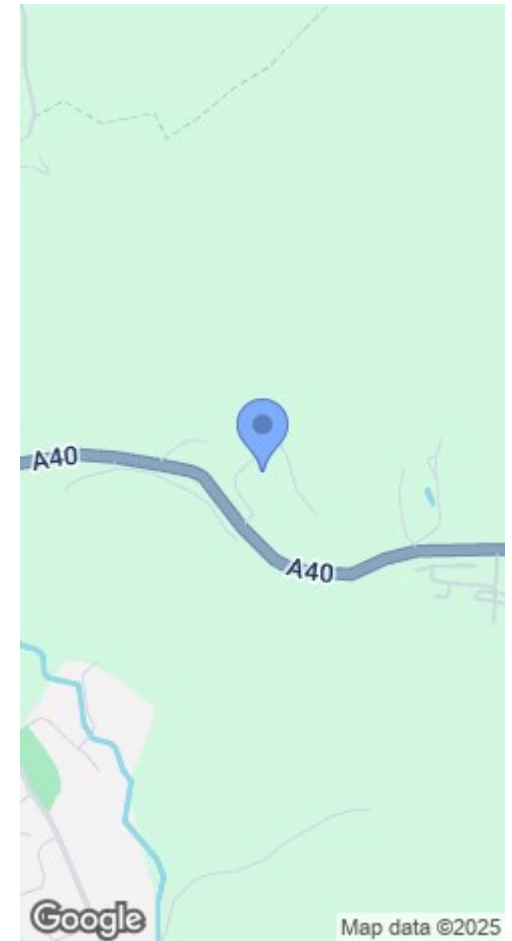
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND 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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