

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	Minimum
EU Directive 2002/91/EC			
Very energy efficient - low running costs		A	
Energy efficient - low running costs		B	
Decent		C	
Fair		D	
Below average		E	
Poor		F	
Very poor - high running costs		G	
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£200,000

A TWO BEDROOM SEMI-DETACHED HOUSE having LIVING ROOM with WOOD BURNING STOVE, ENCLOSED GARDENS, PARTLY CONVERTED GARAGE into GAMES ROOM / OFFICE, OFF ROAD PARKING, situated in a POPULAR VILLAGE LOCATION.

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 part glazed door through to:

LIVING ROOM

17'7 x 11'9 (5.36m x 3.58m)

Fitted wood burning stove, raised hearth, wall mounted electric panel heater, under stairs storage cupboard, front aspect window with a private outlook, stairs to the first floor. Opening through to:

KITCHEN

11'8 x 6'11 (3.56m x 2.11m)

One and a half bowl stainless steel sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted electric oven with four ring hob over, cooker hood above, plumbing for washing machine, space for fridge / freezer, rear aspect window with a private outlook over the gardens. Half glazed frosted door through to the rear.

FROM THE LIVING ROOM, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

BEDROOM 1

13'4 x 8'10 (4.06m x 2.69m)

Wall mounted electric panel heater, airing cupboard with hot water tank and shelving, further open shelving area, front aspect window with a lovely private outlook onto mature trees.

BEDROOM 2

11'3 x 6'8 (3.43m x 2.03m)

Wall mounted electric panel heater, rear aspect window.

BATHROOM

White suite comprising modern panelled bath with shower over, tiled surround, close coupled WC, vanity wash hand basin with cupboards below, tiled splashback, heated towel rail, rear aspect frosted window.

OUTSIDE

To the front of the property, there is a gateway to the front door with pathway, lawned area, fencing surround, outlook onto mature trees. A gated side access leads through to a private enclosed rear garden with concrete patio area, raised gravelled garden area, outside tap, outside lighting, fencing surround. The garden measures approximately 20' x 17'. A gated rear access leads to a concrete hardstanding for one / two vehicles which gives access to:

FORMER GARAGE

Storage to the front, outside sensor lighting. To the rear of the garage:

OFFICE / GAMES ROOM

10'2 x 7'6 (3.10m x 2.29m)

Power and lighting, half glazed door through to the gardens (could easily be converted back into a single garage if required).

SERVICES

Mains electricity, 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

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 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 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

