



11 Danford Villas, Hartpury, Gloucester, GL19 3BH

£275,000

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Farr & Farr Sales Lettings 

**11 Danford Villas, Hartpury,
Gloucester, GL19 3BH**

£275,000

A VERY WELL MAINTAINED EXTENDED AND IMPROVED SEMI DETACHED BUNGALOW IN AN EXCEPTIONAL POSITION WITH FAR REACHING VIEWS OVER OPEN FARMLAND TOWARDS MAYHILL AND THE MALVERNS

Number 11 is situated at the end of a cul-de-sac adjoining open farmland on the edge of the village of Hartpury, approximately 6 miles to the north west of Gloucester. The towns of Newent and Cheltenham, as well as Gloucester are all within easy reach and access to the M5 is only a short drive. The property is a good size and has well planned accommodation with either two reception rooms and one bedroom or two bedrooms and one reception room which are beautifully fitted as well as a large kitchen /breakfast room . It has electric heating and double glazing. To the exterior there are gardens to the front, side and rear of the property that are very well maintained, it also benefits from a large workshop.

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ENTRANCE HALL

UPVC double glazed front door with leaded light and bevelled glass detail. Tiled floor. Utility cupboard with plumbing for washing machine and space for dryer. Consumer box and meters. Electric panelled radiator. Thermostat.

SHOWER ROOM

In a wet room style with Mira Electric shower. Wash hand basin. Low-level WC. Fully tiled walls. Tiled floor. Underfloor heating. Inset ceiling spotlights. Extractor fan.

SITTING ROOM 11' 8" x 12' 4" (3.55m x 3.76m)

Electric panelled radiator. Outstanding views to the Malverns. Dimmer switch. Shelved store cupboard.

BEDROOM 1 10' 10" x 11' 2" (3.30m x 3.40m)

Electric panelled radiator. Double wardrobe and shelved store cupboards with sliding doors.

KITCHEN/BREAKFAST ROOM 9' 6" x 13' 10" (2.89m x 4.21m)

Beautifully fitted with inset one and a half bowl single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Base units. Built-in oven with microwave and hob with stainless steel extractor hood and glazed back plate. Built-in fridge and freezer. Breakfast bar. Inset ceiling spotlights. High-quality flooring. Beautiful views across the valley.

SUMMER ROOM/BEDROOM 2 14' 0" x 10' 0" (4.26m x 3.05m)

Electric radiator. High-quality flooring. Windows to the side and rear. Stable door to the side.

EXTERIOR

Front gardens, predominantly hard landscaped with brick pavia terrace with gravel detail to either side and path to front door.

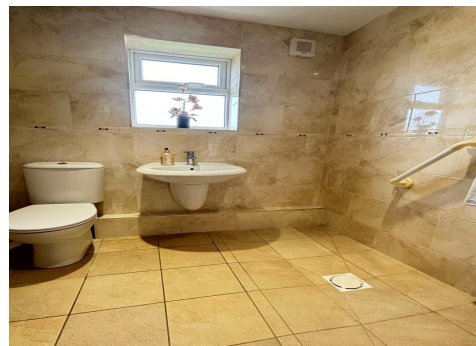
Side gardens laid predominantly to lawns with rose, flower and shrub bed borders. Post and rail fencing allowing for the views.

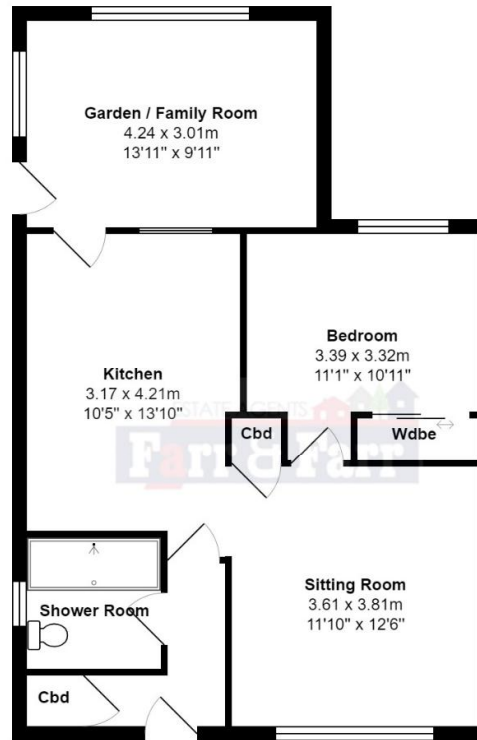
Rear gardens again with brick paved terrace and vegetable areas. Raised timber beds. Brick built garden store. Large timber workshop with light, power and shelving. Outside power and security lighting.

AGENTS NOTE

COUNCIL TAX: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		





Approx Total Area: 61.0 m² ... 657 ft²

Drawn by: www.gloucesterenergysolutions.co.uk.
This plan is for layout guidance only. Not drawn to scale, unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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