



**The Holly Tree 11 Byfords Close, Gloucester GL19 3SA**  
**£450,000**



# The Holly Tree 11 Byfords Close, Gloucester GL19 3SA

- No onward chain
- 2/3 bedroom detached bungalow situated in a popular village
- Generous plot measuring a fifth of an acre
- Ample off road parking and double garage
- Potential to improve and extend subject to planning permission
- EPC E49
- Tax band E

**£450,000**



1 High Street, Newent, GL18 1AN

**01531 828970**

**newent@naylorpowell.com**

**www.naylorpowell.com**

## Living Room

Spacious living room with dual aspect views over the front and rear of the property. Feature open fire with stone surround and display plinth to one side. Sliding doors to the garden.

## Dining Room/Third Bedroom

Versatile space previously used as a third bedroom and dining area. Window to rear aspect over looking the back garden.

## Kitchen

Ample storage in a range of floor and eye level units as well as integrated appliances to include electric double oven and four ring electric hob with extractor over. Ceramic sink and additional space fridge freezer.

## Utility Room

Further storage in floor and ceiling units alongside plumbing for washing machine. Door to outside.

## WC

White suite comprising WC and wash hand basin. Frosted window to front aspect.

## Master Bedroom

Double bedroom with window to front aspect.

## Ensuite

Shower room with WC, wash hand basin and shower cubicle with tiled surround. Frosted window to rear aspect.

## Second Bedroom

Double bedroom with window to front aspect overlooking front garden and drive.

## Bathroom

Modern white suite comprising WC, vanity hand basin, bath and double width shower cubicle. Frosted window to front aspect.

## Outside

Arriving at the property you are met by double wooden gates which grant access to the property. The low maintenance resin driveway offers parking for multiple vehicles alongside a lawned area accompanied by a row of fruit trees. Accessed via the side gate, the rear garden benefits from being a generous size and offers a combination of lawned, patio and pebbled areas accompanied by a variety of flowers, shrubbery, trees and shed.

## Garage

Further parking accessed via two up and over vehicular doors. Power and lighting as well as workbench, stainless steel sink unit with cupboards under and boiler. Pedestrian door to the rear.

## Location

Huntley is a village located seven miles west of Gloucester along the A40 with easy access to the Forest of Dean.

The village offers a Church of England Primary School providing education from 4 to 11 years. You will also find Leaf Creative Garden Centre with cafe, Woods Family Butchers plus two filling stations with convenient stores.

There is a football and cricket club which was founded in 1874 and has its own ground along Grange Court Lane

## Material Information

Tenure: Freehold

Council tax band: E

Local authority and rates: Forest of Dean District Council £2,653.79 (2023/24)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

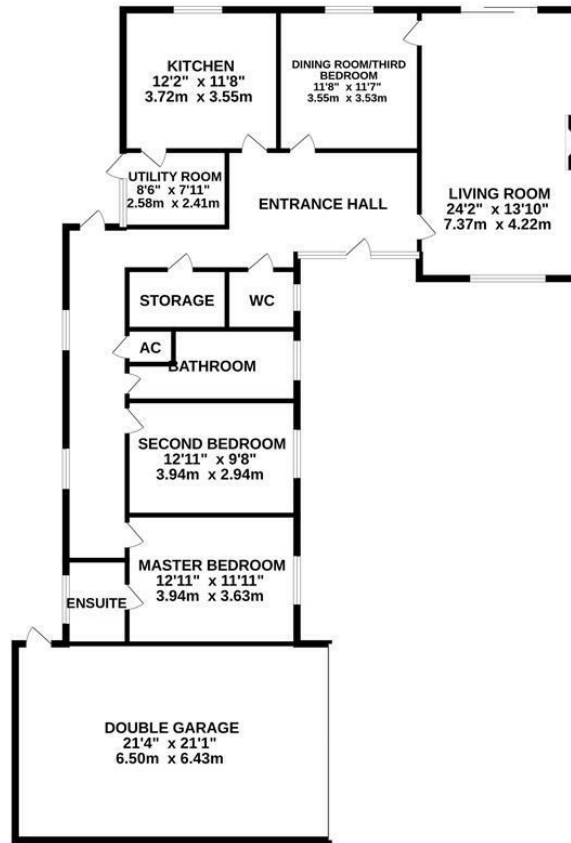
Heating: Oil

Broadband speed: Basic 3 Mbps, Ultrafast 49 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with: Metropix ©2024.

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

