



**13 Lambourne Avenue, Huntley GL19 3HW**  
**£350,000**



## 13 Lambourne Avenue, Huntley GL19 3HW

- No onward chain
- Extended four bedroom semi-detached property
- Ample off road parking and integral garage
- Pleasant cul-de-sac position
- Popular village location
- EPC D62
- Council tax C
- Freehold

**£350,000**

### Living Room

Carpeted throughout. Feature electric fireplace with decorative surround. Window to front aspect.

### Kitchen Dining Room

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven, four ring electric hob and extractor above. Additional space for undercounter fridge and freezer. Window to rear aspect and sliding doors to the rear garden.

### Utility

Plumbing for washing machine and space for tumble dryer alongside storage cupboard. Window to rear aspect.

### WC

Wash hand basin and WC.

### Master Bedroom

Window to front aspect.

### Ensuite

WC, wash hand basin, bath and shower cubicle with tiled surround. Storage cupboard and frosted window to front aspect.

### Second Bedroom

Window to rear aspect overlooking back garden.

### Third Bedroom

Window to front aspect.

### Fourth Bedroom/Study

Window to rear aspect.

### Bathroom

White suite to include WC, wash hand basin and bath with shower over.

### Garage

Pedestrian door granting side access and electric roller shutter door to the front. Power and lighting.

### Outside

To the front, the property benefits from a combination of lawned areas and block paved driveway allowing parking for multiple vehicles. Accessed via the side gate, the garden boasts a mixture of decked and lawned areas accompanied by a variety of shrubs and flowers.

### 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: C

Local authority and rates: Forest of Dean District Council £1930.02 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

Broadband speed: Basic 3 Mbps, Ultrafast 41 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three



1 High Street, Newent, GL18 1AN

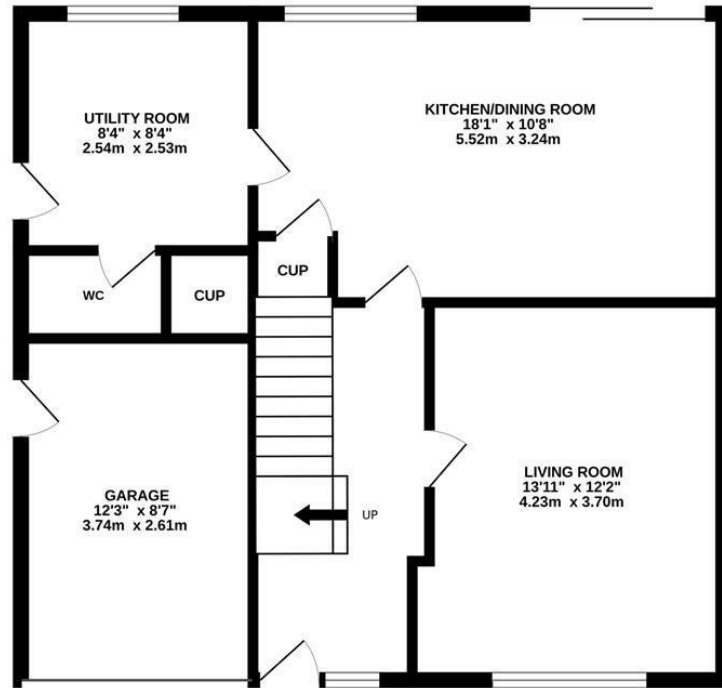
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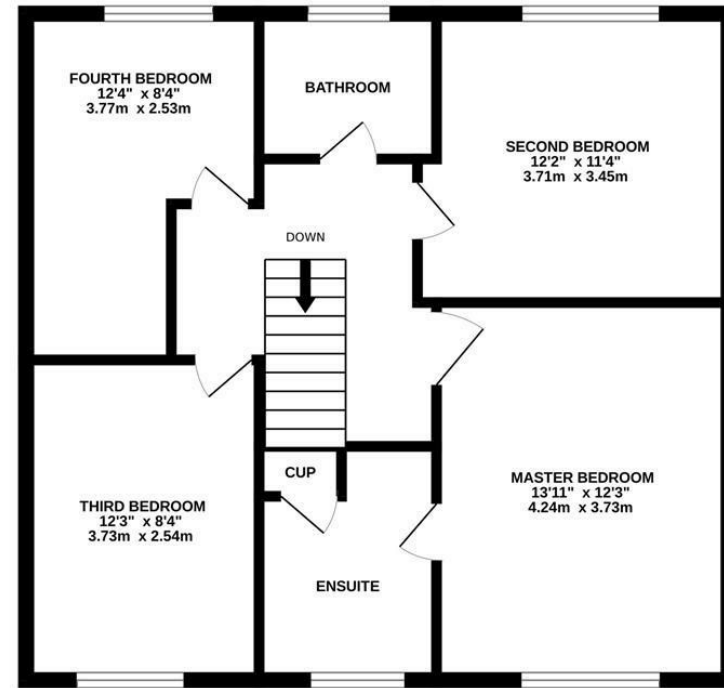
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GROUND FLOOR



1ST FLOOR



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