



23 Cullingham Close, Staunton GL19 3RX
£240,000



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• Ideal first time or investment buy • Three bedroom home with no chain • Generous living accommodation • Two allocated parking spaces • Low maintenance rear garden • Forest of Dean Council. Tax Band C - £1994.86 (2025/26) • EPC E48

£240,000

Entrance Hall

Accessed via the front there are doors leading into living room and WC.

WC

Suite comprising WC and wash basin, window to front aspect.

Living Room

Generous room with stairs leading up to first floor, window to the front aspect and doors leading off.

Dining Room

Double doors leading out to the rear garden.

Kitchen

A range of base and wall mounted units with worktop. A one and a half bowl sink unit, integrated electric oven with electric hob over, plumbing and space for washing machine and a window to the rear aspect.

First Floor Landing

Stairs from living room lead up to landing which has access to loft space, airing cupboard, further storage cupboard and doors leading off.

Bedroom One

Window to the front aspect.

Bedroom Two

Window to the rear aspect.

Bedroom Three

Window to the front aspect.

Bathroom

White suite comprising bath, WC and vanity wash basin, panelled walls and frost window to the rear aspect.

Outside

To the front of the property is a garden laid to lawn with path to front door. Close by are two parking spaces with one being under a barn style car port. Gated



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access to the rear leads to the parking area. The rear garden has a decked area, low maintenance gravelled garden and enclosed by fencing.

Location

The rural villages of Staunton and Corse are situated on the Gloucestershire border providing good travel links to both Gloucester, Newent, Tewkesbury and the M50. Benefiting from a village store, active community, public house, good bus service, surgery and popular primary school the village has become increasingly popular whilst keeping its rural charm.

Material Information

Tenure: Freehold

Council tax band: C

Local authority and rates: Forest of Dean, £1,994.86 25/26

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband speed: Superfast 80 Mbps

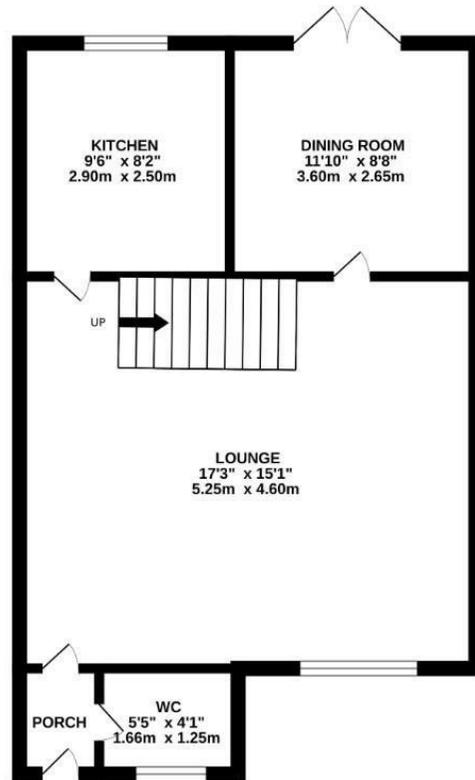
Mobile phone coverage: EE, THREE, O2

Agents note: The photographs were taken before the current tenancy.

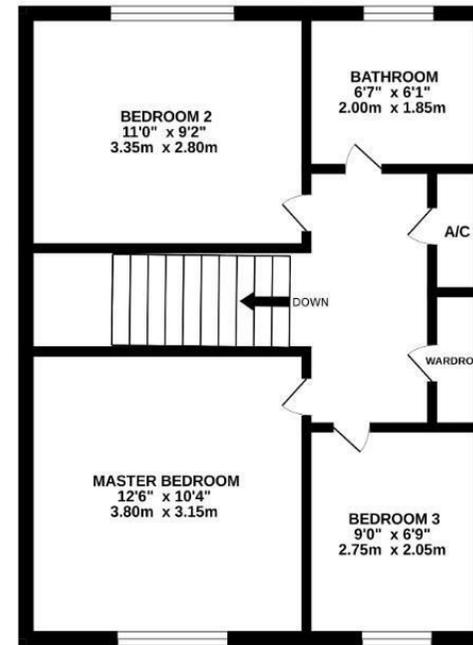




GROUND FLOOR



1ST 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.
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