



26 Oak Way, Gloucester GL19 3SD

£275,000



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- Three bedroom home in need of updating
- Vast scope and potential
- Generous plot and rear garden
- Ample parking
- Village location
- No onward chain
- Council tax band C
- EPC (tbc)

£275,000

Entrance Hall

Accessed via front door, stairs to first floor and door into living room.

Living Room

Generous space with window to the front aspect and door into dining room.

Dining Room

Window to rear aspect overlooking the garden and door into kitchen.

Kitchen

Double drainer, stainless steel sink unit, cupboards and work surface and space for appliances. Plumbing for washing machine, rear aspect window overlooking the garden, understairs pantry cupboard, the warm air heating system and door to side.

First Floor Landing

Window to side aspect, access to loft space, airing cupboard and doors leading off.

Bedroom One

Window to front aspect.

Bedroom Two

Window to rear aspect.

Bedroom Three

Window to front aspect.

Bathroom

Coloured suite comprising bath, WC and wash basin with frost window to rear aspect.

Outside

To the front of the property is a garden laid to lawn with hedge boundary to right side. There is a driveway with car port and tandem parking for 4 vehicles. Gated access leads to rear garden which is a generous size and is mainly laid to lawn with some mature shrubs and bushes and is enclosed by fencing surround.

Location

Huntley is a village located approximately 5 miles west of Gloucester on the A40 in the north of the Forest of Dean. With a CE primary school providing education from 4 to 11 years, a church, a garden centre, and traditional butchers, two pubs plus a community centre and two filling stations with convenience stores. A football and cricket club, the cricket club, founded in 1874, has its own ground to the south of the main road.

Material Information

Tenure: Freehold

Council tax band: C



1 High Street, Newent, GL18 1AN

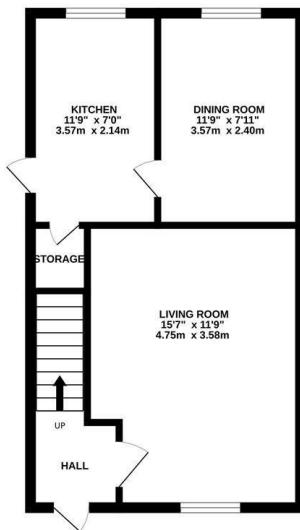
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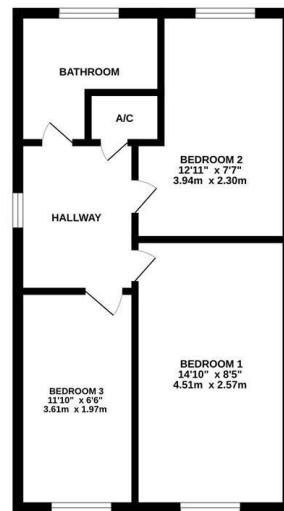
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GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.

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 inaccuracy. The floorplan is for identification purposes only and is not to scale. It is intended for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or effectiveness can be given.
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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.

Energy Efficiency Rating	
	Band
Very energy efficient - lower running costs	A
Energy efficient	B
Average	C
Below average	D
Unusually poor	E
Poor	F
Poorly energy efficient - higher running costs	G

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