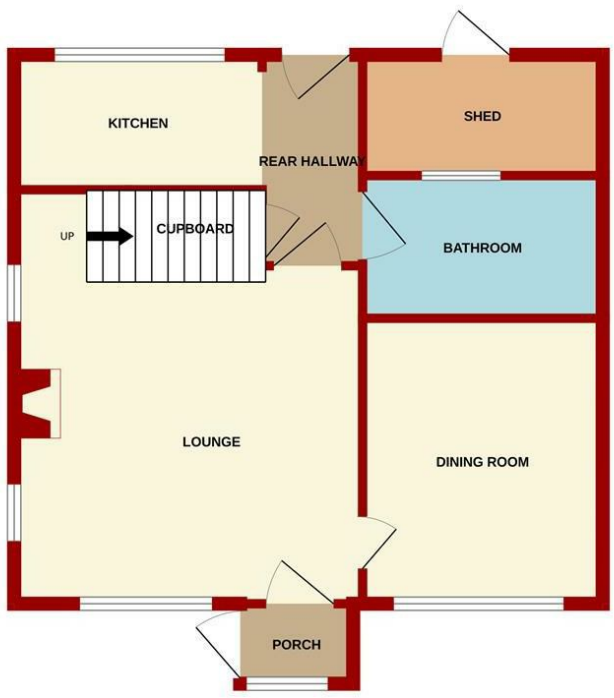
STEVE GOOCH
ESTATE AGENTS | EST 1985

1 Church Cottages
Longhope GL17 0LL

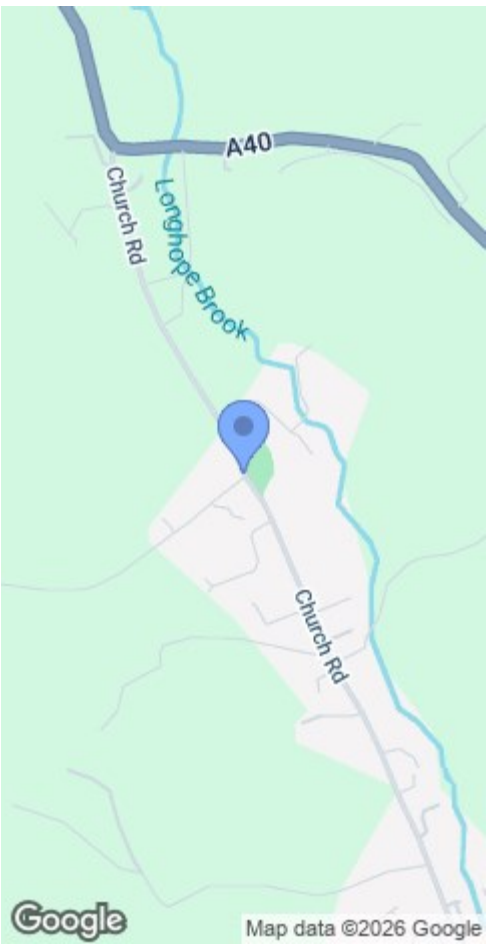


GROUND FLOOR

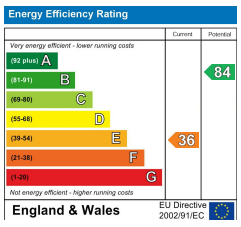


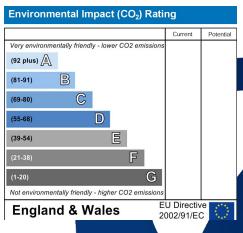
1ST FLOOR





Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Guide Price £229,950

A SPACIOUS TWO DOUBLE BEDROOM END OF TERRACE CHARACTER COTTAGE situated in a POPULAR VILLAGE LOCATION having TWO RECEPTIONS, ORIGINAL CHARACTER FEATURES, OPEN FIRE, SOLAR PV PANELS, PLEASANT GARDENS, CLOSE ACCESS TO LOCAL AMENITIES AND RURAL WALKS, all being offered with NO ONWARD CHAIN.

The village of Longhope is located just off the A40 and offers a range of amenities to include some small shops, post office, bakery, C of E primary school, 2 public houses, church, village hall, Harts Barn Craft Centre and veterinary practice with more comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles). Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.

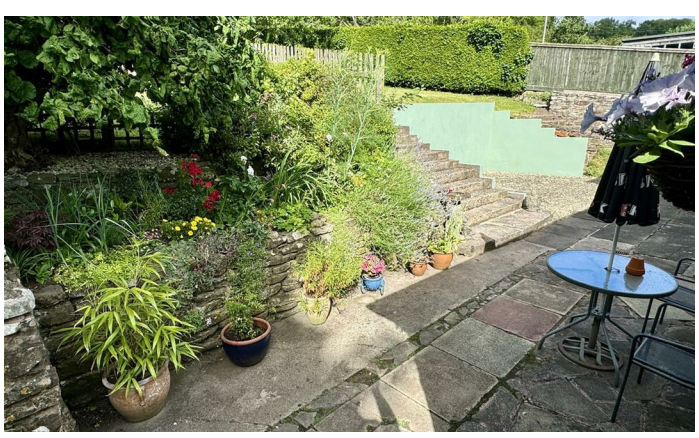














Enter the property via side aspect half glazed UPVC door into:

ENTRANCE PORCH
Parquet flooring, front aspect window. Thumb latch wooden door into:

LOUNGE
16'11 x 14'0 (5.16m x 4.27m)
Cast iron multi-fuel burner with tiled hearth and wooden beam over, parquet flooring, TV point, night storage heater, stairs leading off, front and side aspect windows. Thumb latch door to:

DINING ROOM
10'11 x 10'2 (3.33m x 3.10m)
Night storage heater, consumer unit, exposed stone walling and beams, front aspect window overlooking the church.

REAR HALL
Part parquet and tiled flooring, electric heater, understairs cupboard, half glazed UPVC door to the rear garden.

BATHROOM
Suite comprising of wood panelled bath with mixer tap, WC, wash hand basin, corner shower cubicle with Mira shower, electric room heater, rear aspect frosted window.

KITCHEN
10'6 x 7'0 (3.20m x 2.13m)
Single drainer stainless steel sink unit with mixer tap, range of base units with laminated worktops and tiled splashbacks, integrated oven with four ring halogen hob, stainless steel splashback with extractor fan over, space for freestanding fridge / freezer, plumbing for washing machine, tiled floor, rear aspect window overlooking the gardens.

FROM THE LOUNGE, A STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

BEDROOM 1
14'0 x 14'0 (4.27m x 4.27m)
Exposed wooden floorboards, double doors to over the stairs double airing cupboard, electric heater, front aspect window overlooking the church.

BEDROOM 2
16'9 x 9'10 (5.11m x 3.00m)
Exposed wooden floorboards, electric heater, door to additional small storage cupboard, access to roof space, front aspect window overlooking the church.

OUTSIDE
Gated access to a flagstone patio seating area with outside water tap, door to STORAGE SHED (9'5 x 8'5), steps leading up to the main part of the rear garden which is laid to lawn and enclosed by wood fencing with mature beds planted with flowers, shrubs and bushes. To the side of the property, there is also an unallocated parking area suitable for the parking of one / two vehicles.

AGENT'S NOTE
The neighbouring cottages have a right of way across the rear garden to allow them access to the road.

The property benefits from having solar PV panels. Enquiries will need to be made by the ingoing purchaser.

Probate has been applied for but not yet granted.

SERVICES
Mains water, electricity and drainage. Night storage heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Newent, proceed along Culver Street towards Huntley for approximately four miles until reaching the T junction. Turn right at the junction onto the A40 towards Ross-on-Wye, turning left at the traffic lights sign posted Longhope and Mitcheldean. Proceed along here, down the hill into Longhope, turning right at the bottom of the hill into Old Monmouth Road. Continue along, taking the next right hand turning into Church Road, where the property can be found opposite the Church on the left hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.