

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.

| Energy Efficiency Rating                                     |        |              |                                              |
|--------------------------------------------------------------|--------|--------------|----------------------------------------------|
| Current                                                      | Future | Energy class | CO <sub>2</sub> emissions                    |
|                                                              |        | A (92-100)   | Very energy efficient - low running costs    |
|                                                              |        | B (81-91)    |                                              |
|                                                              |        | C (69-80)    |                                              |
|                                                              |        | D (55-68)    |                                              |
|                                                              |        | E (39-54)    |                                              |
|                                                              |        | F (29-38)    |                                              |
|                                                              |        | G (1-28)     | Very energy inefficient - high running costs |
| England & Wales                                              |        |              |                                              |
| EU Directive 2002/91/EC                                      |        |              |                                              |
| For non-domestic buildings - lower CO <sub>2</sub> emissions |        |              |                                              |
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Guide Price £345,000

An EXTENDED THREE BEDROOM DETACHED BUNGALOW, EN-SUITE BEDROOM, CONSERVATORY, situated in a QUIET CUL-DE-SAC LOCATION with a LOVELY PRIVATE ENCLOSED SOUTHERLY FACING GARDEN, GARAGE and OFF ROAD PARKING, all being offered with NO ONWARD CHAIN.

The village of Huntley offers amenities to include primary and junior school, garage, village hall, church, public house, cricket club, residential home, golf course and garden centre. Newent is just over 4 miles away and the city centre of Gloucester approximately 7 miles where there are more comprehensive facilities to be found. Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Additional sporting and leisure facilities within the area include a choice of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Entrance via fully glazed frosted door into:

**ENTRANCE HALL**  
Night storage heater, built-in double wardrobe cupboard via sliding doors, hanging rail and shelving, access to insulated roof space via loft ladder.

**LOUNGE**  
18'8 x 10'11 (5.69m x 3.33m)  
Stone open fireplace with raised hearth, mantle over, night storage heater, side aspect window, double glazed sliding patio doors through to:

**CONSERVATORY**  
10'8 x 6'8 (3.25m x 2.03m)  
UPVC double glazed construction, tiled flooring, sliding patio doors through to the private southerly facing rear garden.

**KITCHEN**  
10'10 x 9'4 (3.30m x 2.84m)  
Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated electric oven, four ring hob over, cooker hood above, Miele washing machine, fitted fridge, airing cupboard with lagged hot water tank, slatted shelving, built-in pantry with shelving, plinth heater, rear aspect southerly facing window having a private outlook over the gardens, glazed door through to:

**COVERED SIDE PASSAGEWAY**  
9'9 x 3'3 (2.97m x 0.99m)  
Tiled flooring, door to the front and rear, opening through to the garage.

**BEDROOM 1**  
13'8 x 10'10 (4.17m x 3.30m)  
Range of fitted bedroom furniture to include wardrobes with hanging rail and shelving, storage cupboards over the bed, bedside cabinets, further drawers and seating area, night storage heater, front aspect window.

**BEDROOM 2**  
10'11 x 9'10 (3.33m x 3.00m)  
Fitted bedroom furniture to include wardrobes, hanging rail and shelving, chest of drawers, desk, night storage heater, front aspect window.

**EN-SUITE SHOWER ROOM**  
Open shower with panelled surround, Mira electric shower over, vanity wash hand basin, cupboards below, mirror strip light and shaving point over, close coupled WC, heated towel rail, wall mounted electric convector heater, front aspect frosted window.

**BEDROOM 3 / DINING ROOM**  
8'11 x 7'11 (2.72m x 2.41m)  
Night storage heater, side aspect window.

**BATHROOM**  
Modern panelled bath, shower attachment over, tiled surround, vanity wash hand basin, cupboards below, close coupled WC, mirror, extractor fan, electric wall mounted heater, tiled floors and walls, heated towel rail, two side aspect frosted windows.

**OUTSIDE**  
A concrete driveway, suitable for the parking of four vehicles, leads to:

**ATTACHED SINGLE GARAGE**  
16'10 x 8'2 (5.13m x 2.49m)  
Accessed via up and over door, power and lighting, personal door through to the side passageway.

To the front of the property, there is a side paved area, flower border, various shrubs and bushes. The outside passageway gives access through to the southerly facing rear garden with paved patio area, lawned area, flower borders surround, mature shrubs, bushes and trees, outside tap, workshop / garden shed, hedging surround, private and enclosed. The garden measures approximately 40' x 33' approximately.

**SERVICES**  
Mains water, electricity and drainage, night storage heating run on Economy 10.

**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: D  
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 the Newent office, proceed along Culver Street towards Huntley. On approaching Huntley, take the first left into Byfords Road continuing along to the end of the road, turning right and then left into Westwick Road then left again into Newton Close where the property can be found on the right hand side, as marked by our 'For Sale' board.

**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.