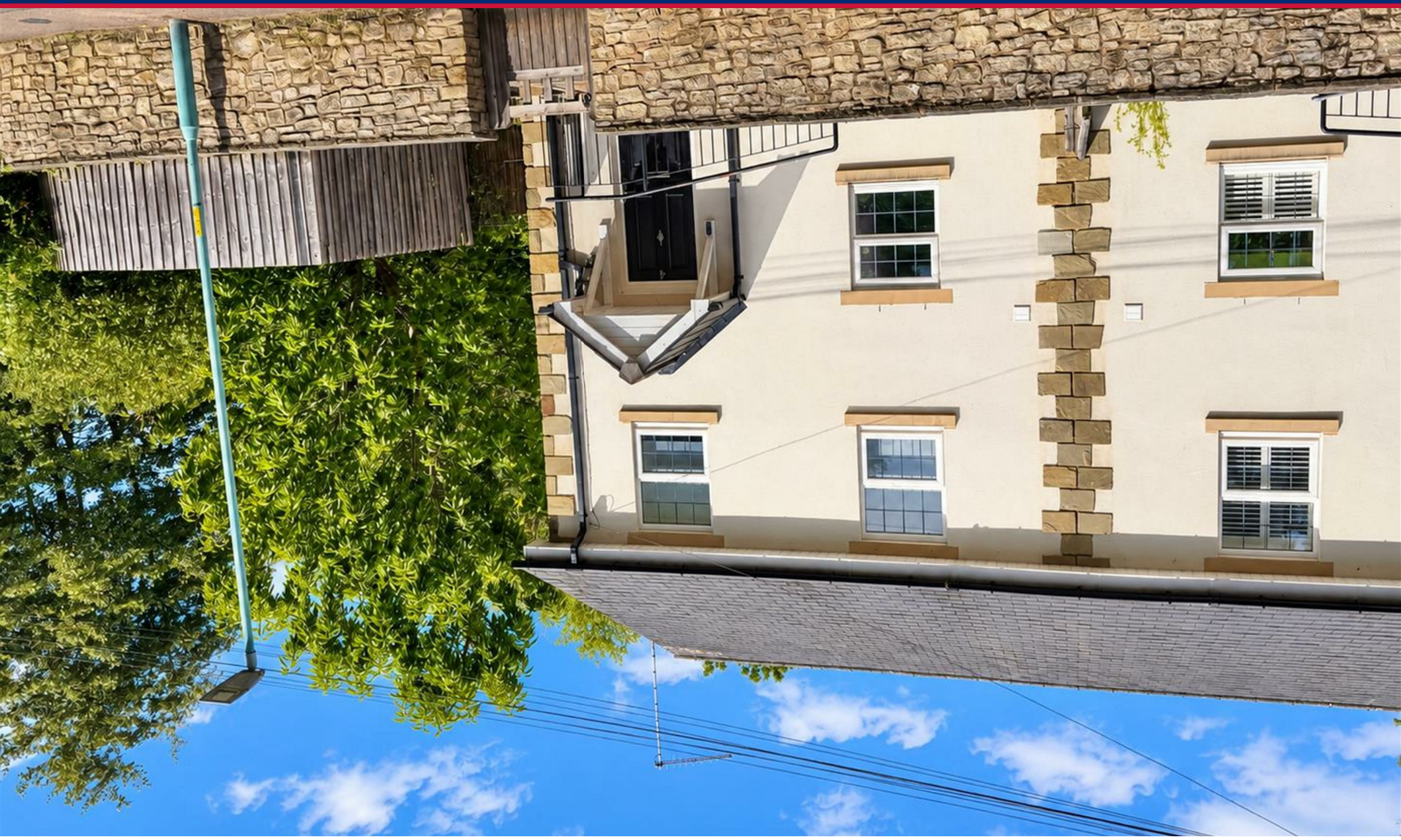
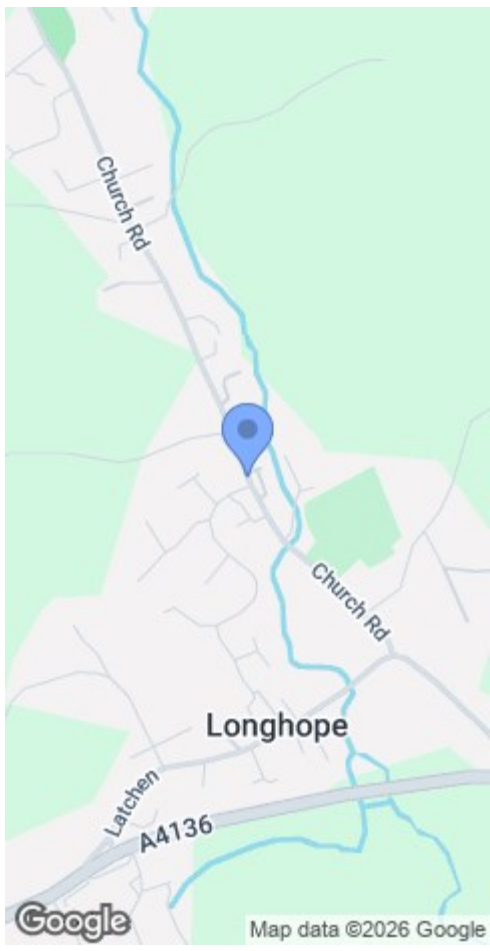
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Longhope GL17 0GT

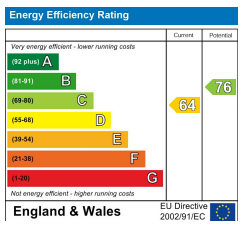
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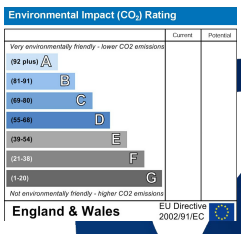






Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which 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 £279,950

A SUPERBLY MAINTAINED and SPACIOUS THREE DOUBLE BEDROOM SEMI DETACHED TOWNHOUSE having MASTER EN-SUITE, in VERY GOOD DECORATIVE ORDER THROUGHOUT, CORNER GARDEN, CAR PORT and DRIVEWAY, situated in a POPULAR VILLAGE LOCATION, 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 a UPVC double glazed door:

ENTRANCE HALL
18 x 6'4 (5.49m x 1.93m)
Tiled flooring, double radiator, under stairs storage, stairs to the first floor, side aspect window. Door leading to:

CLOAKROOM
Tiled floor, single radiator, WC, wash hand basin with cupboard below, side aspect frosted window.

KITCHEN / DINER
16'1 x 10 (4.90m x 3.05m)
Fitted kitchen compromising of a range of base and wall mounted units, tiled splashbacks, tiled flooring, TV point, one and a half bowl ceramic sink unit with mixer tap, spot lighting, double radiator, integrated fridge / freezer, dishwasher, halogen hob, double oven, microwave and cooker hood extractor, front aspect window.

LOUNGE
16'8 x 11'6 (5.08m x 3.51m)
Double radiator, TV point, rear aspect window, double French doors leading to patio and gardens.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Single radiator, airing cupboard with storage, front and side aspect windows.

BEDROOM 2
15'5 x 10'5 (4.70m x 3.18m)
TV point, radiator, rear aspect window.

BEDROOM 3
12 x 10'3 (3.66m x 3.12m)
TV point, radiator, front aspect window.

BATHROOM
Tiled floor, suite comprising of panelled bath, vanity wash hand basin with cupboard below, mixer tap, WC, shower cubicle, tiled splashbacks, towel rail, extractor fan, rear aspect frosted window.

FROM THE FIRST FLOOR LANDING, STAIRS LEAD TO THE SECOND FLOOR.

BEDROOM 1
11'8 x 16 narrowing to 12'3 (3.56m x 4.88m narrowing to 3.73m)
Built in wardrobe, TV point, radiator, spot lighting, rear aspect window. Door leading to:

EN-SUITE
Tiled floor, WC, wash hand basin with cupboard below, towel rail, extractor fan, rear aspect Velux roof light.

OUTSIDE
To the front, gated access leads to a block paved path / ramp to the front door with canopy over, outside lighting.

A wrought iron gate leads to the side and rear garden, which is a wrap around corner plot, mainly laid to lawn, having a patio / seating area, wooden garden shed / store, water tap, enclosed by fencing.

CAR PORT
Allocated car port, with additional driveway to the side.

SERVICES
Mains electricity, water and drainage. LPG 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
Severt Trent - TBC

LOCAL AUTHORITY
Council Tax Band: C
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 the B4216 (Culver Street) towards Huntley. On reaching the A40, turn right towards Ross-on-Wye and continue along until you reach the village of Longhope where you will see a turning left into Church Road. Proceed down this road past the church and continue until you see the property on the left hand side, which is 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).