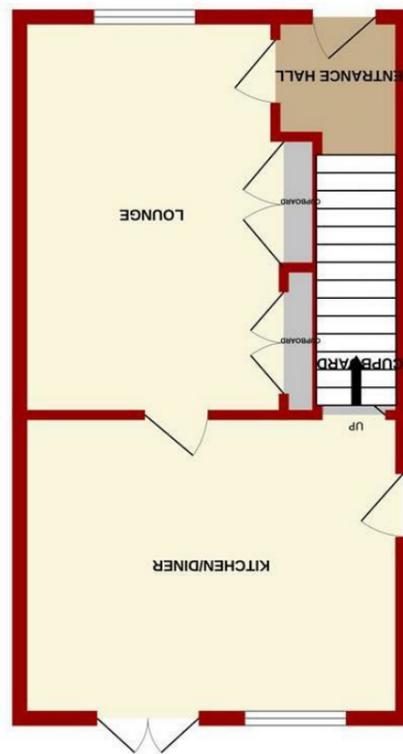
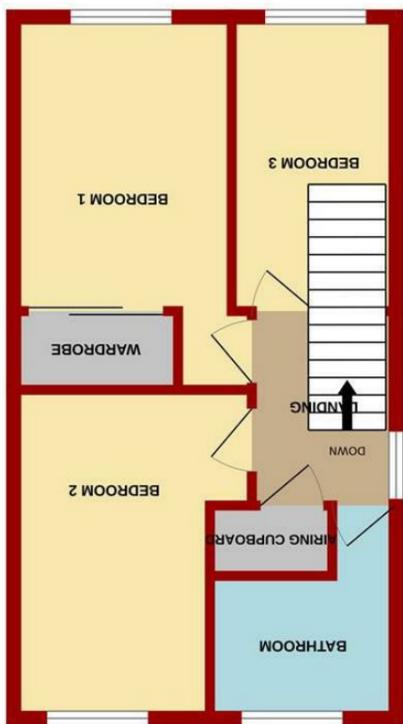




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environmental Impact (CO <sub>2</sub> ) Rating
 A (92-100) Green B (81-91) Yellow C (69-80) Orange D (55-68) Red-Orange E (39-54) Red F (21-38) Dark Red G (1-20) Black	 A (10-35) Green B (36-45) Yellow C (46-55) Orange D (56-65) Red-Orange E (66-75) Red F (76-85) Dark Red G (86-95) Black



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mapbox ©2023



73 Oak Way  
 Huntley GL19 3SD

## Guide Price £299,950

A THREE BEDROOM DETACHED HOUSE with ENCLOSED SOUTH FACING GARDEN MEASURING 33' x 30' APPROXIMATELY having DETACHED FULLY INSULATED OUTBUILDING IDEAL AS HOME OFFICE / STUDIO, OFF ROAD PARKING and CAR PORT, situated in a POPULAR VILLAGE LOCATION.

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 half glazed frosted door through to:

### ENTRANCE HALL

Laminate flooring, single radiator, stairs to the first floor.

### LOUNGE

15'6 x 10'7 (4.72m x 3.23m)

Double radiator, two large double built-in cupboards, front aspect window.

### KITCHEN / DINING ROOM

15'1 x 11'10 (4.60m x 3.61m)

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, plumbing for washing machine and dishwasher, large under stairs storage cupboard, rear aspect window with a private outlook over the gardens, UPVC French doors to the rear patio, fully glazed door to the side.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY LEADS TO THE FIRST FLOOR.

### LANDING

Large built-in cupboard with shelving, access to insulated roof space via loft ladder, side aspect window.

### BEDROOM 1

14'8 x 8'6 (4.47m x 2.59m)

Built-in full height double wardrobe via mirror faced sliding doors, hanging rail and shelving, front aspect window.

### BEDROOM 2

13'1 x 7'7 (3.99m x 2.31m)

Single radiator, rear aspect window.

### BEDROOM 3

11'9 x 6'5 (3.58m x 1.96m)

Single radiator, front aspect window.

### BATHROOM

White suite comprising of panelled bath, electric shower over, tiled surround, vanity wash hand basin, cupboards below, tiled splashback, close coupled WC, heated towel rail, rear aspect frosted window.

### OUTSIDE

To the front of the property, there is parking for two vehicles which leads to:

### DOUBLE CAR PORT

28'9 x 9'0 (8.76m x 2.74m)

With further parking.

To the front of the property, there is a lawned area, outside lighting, gated side access leads through to the rear. To the rear of the property, there is a good sized paved patio area, outside tap, new garden shed, OUTSIDE OFFICE / WORKROOM (8'10 X 8'10 approx) accessed via fully glazed door which is fully insulated with power and lighting, lawned area, fencing surround. The south facing garden measures 33' x 30'.

### SERVICES

Mains water, electric and drainage. Oil-fired 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.

The vendor has advised that fibre broadband is available at the property.

### WATER RATES

Severn Trent - to be confirmed.

### 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 Huntley, turn left into Byfords Road then first right into Oak Way. Follow the road around to the left and the property can be found on the right 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.