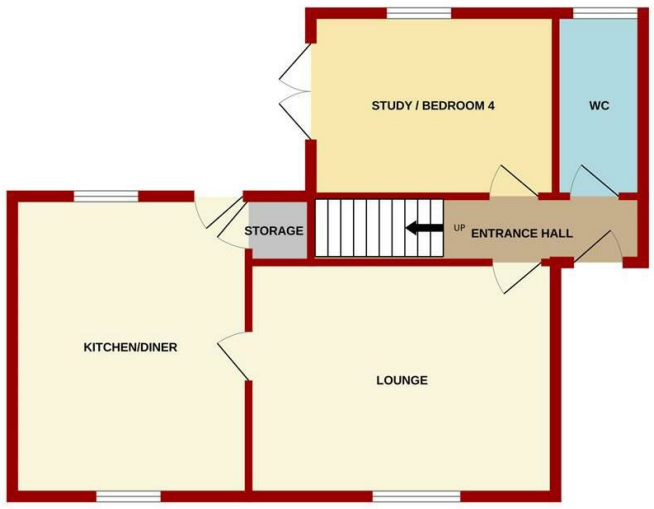
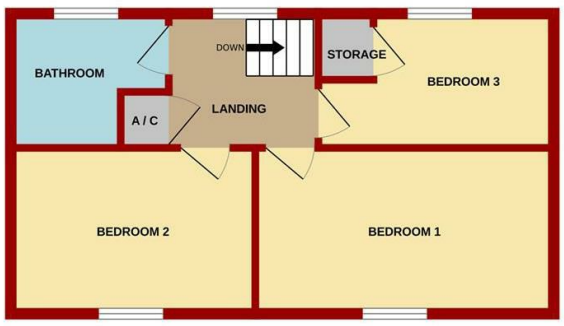
4 The Bramleys
Longhope GL17 0QP

STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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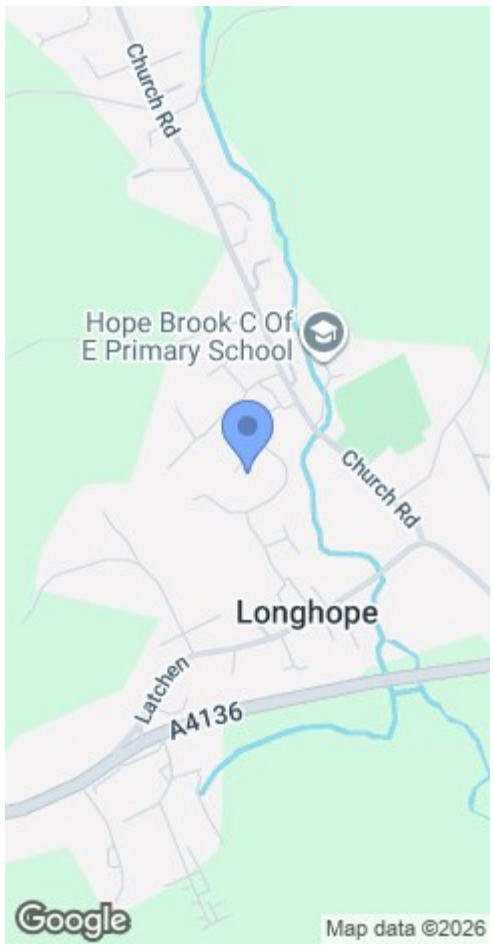

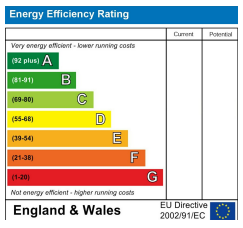

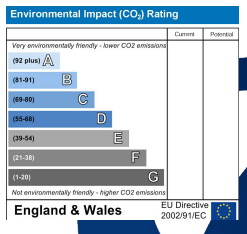

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys

Guide Price £260,000

AN EXTENDED THREE BEDROOM DETACHED FAMILY HOME, requiring FULL MODERNISATION, located in a PLEASANT ELEVATED POSITION with ELEVATED VIEWS, situated in a POPULAR CUL-DE-SAC within the SOUGHT-AFTER VILLAGE OF LONGHOPE.

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.

Entrance via double glazed front door into:

ENTRANCE HALL
Night storage heater.

CLOAKROOM
9'4 x 4'5 (2.84m x 1.35m)
WC, sink, rear aspect frosted window.

LOUNGE
15'6 x 12 (4.72m x 3.66m)
TV point, front aspect window, door leads to:

KITCHEN / DINER
15'3 x 12 (4.65m x 3.66m)
Kitchen in need of replacement, housing the Freda warm air heating system, front aspect window, rear aspect window, door to understairs storage cupboard with consumer unit, double glazed back door to the gardens.

BEDROOM 4 / STUDY
12'6 x 9'4 (3.81m x 2.84m)
Night storage heater, rear aspect window, French doors to patio and gardens.

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

LANDING
Access to roof space, rear aspect window, door to airing cupboard with hot water tank and slatted shelving storage space.

BEDROOM 1
15 x 8'7 (4.57m x 2.62m)
Front aspect window offering pleasant elevated views.

BEDROOM 2
13'0 x 8'5 (3.96m x 2.57m)
Front aspect window offering pleasant elevated views.

BEDROOM 3
12 x 6'5 (3.66m x 1.96m)
Doors to over stairs storage, rear aspect window.

BATHROOM
8 x 6'7 (2.44m x 2.01m)
In need of refitting, rear aspect frosted window.

OUTSIDE
Double stacked concrete driveway provides parking for up to three/four vehicles, front garden is laid to lawn, planted with shrubs. the rear garden comprises of patio seating area, lawned areas, enclosed by walling and fencing, outside water tap. There is a carport adjoining the garage.

DETACHED GARAGE
16'4 x 8'6 (4.98m x 2.59m)
Accessed via up and over door, power points.

SERVICES
Mains electric, water, and drainage.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Gloucester proceed along the A40 for 4/5 miles until you approach Longhope, turning left onto Church Road. Proceed along taking a right turn into The Wend, then take the third exit into The Bramleys on your right, where the property can be located 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.