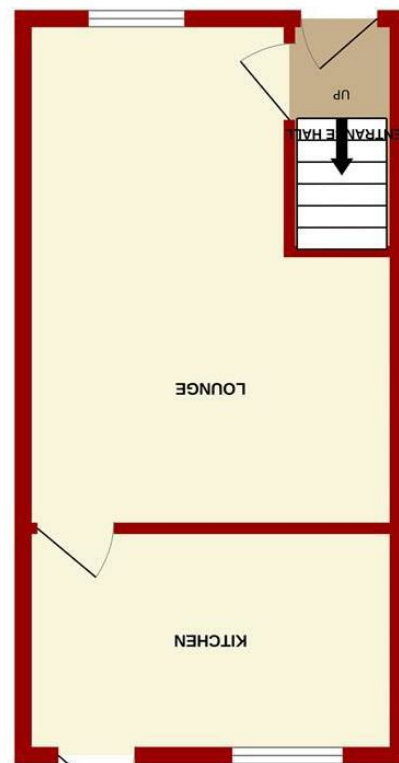
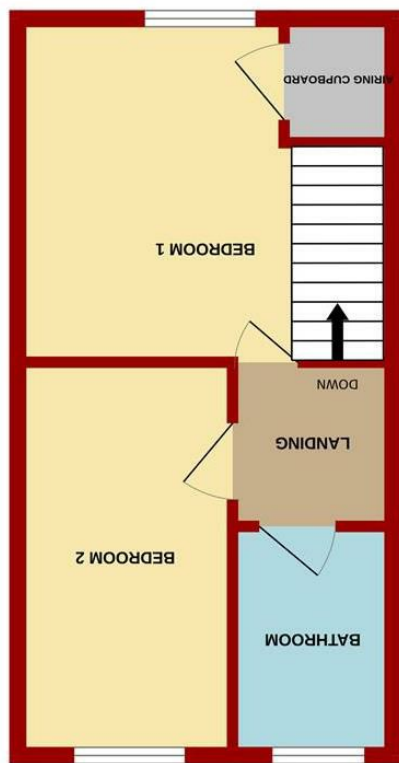
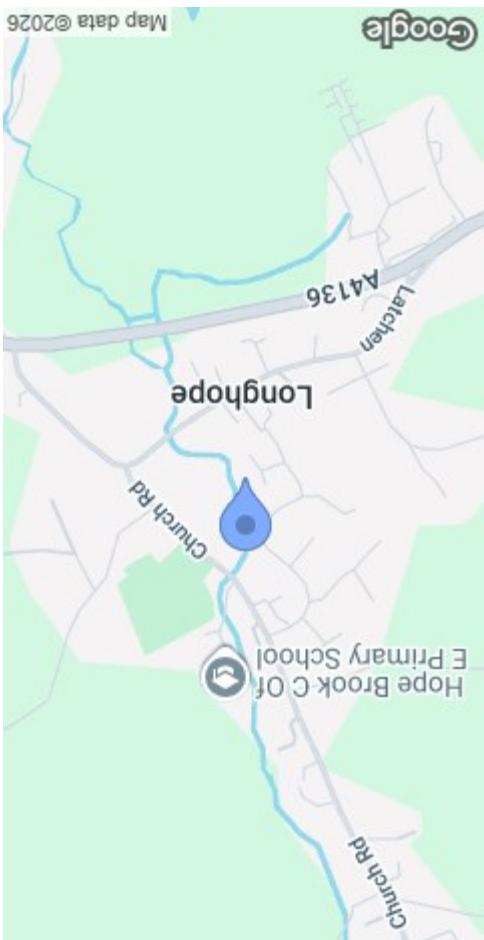




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) 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 (102 g/kWh) Green B (102-110 g/kWh) Yellow C (110-120 g/kWh) Orange D (120-130 g/kWh) Red-Orange E (130-140 g/kWh) Red F (140-150 g/kWh) Dark Red G (150-160 g/kWh) Black



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mapbox ©2024



3 Brook End
 Longhope GL17 0QT



STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £195,000

A WELL PRESENTED TWO BEDROOM END TERRACED HOUSE with ENCLOSED GARDENS, GARAGE, situated in a CUL-DE-SAC LOCATION, IDEAL FOR FIRST TIME BUYERS AND INVESTORS ALIKE, 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 UPVC double glazed front door into:

ENTRANCE AREA

Single radiator, consumer unit, doors leading off. Door to:

LOUNGE / DINER

17'6 x 11'8 (5.33m x 3.56m)

TV point, thermostat control, two single radiators, open under stairs area, wall light fittings, front aspect window. Door to:

KITCHEN

11'8 x 7'0 (3.56m x 2.13m)

Refitted kitchen to comprise of a range of base and wall mounted units with laminated worktops and splashbacks, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for further appliance, integrated electric oven with four ring hob and extractor fan over, space for freestanding fridge / freezer, tiled flooring, single radiator, rear aspect window, UPVC double glazed door to the gardens.

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

LANDING

Access to roof space.

BEDROOM 1

13'4 x 8'8 (4.06m x 2.64m)

Single radiator, coved ceiling, door to over stairs storage / boiler cupboard housing Baxi gas-fired boiler supplying the hot water and central heating, front aspect window overlooking the green.

BEDROOM 2

11'3 x 6'9 (3.43m x 2.06m)

Single radiator, rear aspect window with a pleasant outlook.

BATHROOM

8'4 x 4'6 (2.54m x 1.37m)

White suite comprising of panelled bath with mixer tap, Mira Sport shower over, pedestal wash hand basin with mixer tap, WC, tiled walls, single radiator, rear aspect frosted window.

OUTSIDE

To the front of the property, a pathway leads to the front door with gardens laid to lawn. Pedestrian gated access takes you to the rear gardens which comprise of a patio seating area, lawned areas, gravelled border, Calor gas bottles supplying the central heating system. The gardens are enclosed by wood panel fencing with double glazed wooden door into:

GARAGE

16'3 x 7'9 (4.95m x 2.36m)

Power and lighting, pedestrian door to allocated parking space in front.

SERVICES

Mains water, electricity and drainage. LPG gas-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.

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 the B4216 (Culver Street) towards Huntley. On reaching the A40, turn right towards Ross-on-Wye then first left at the traffic lights along the A4136 towards Longhope and Mitcheldean. Proceed along here, down the hill into Longhope and turn right at the bottom into Old Monmouth Road. Proceed along, taking the first right into Church Road, then take the first left into The Wend, left again into The Willows, then next left into Brook End where the property can be found via our 'For Sale' board. You can also approach the property via its walk frontage via The Wend.

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.