



19 Compton Close
Corse GL19 3RP



STEVE GOOCH
ESTATE AGENTS | EST 1985

Offers Over £335,000

A RARE OPPORTUNITY to acquire an EXTENSIVELY RENOVATED and GREATLY EXTENDED THREE BEDROOM SEMI-DETACHED BUNGALOW. The property has been FINISHED TO A VERY HIGH STANDARD with the EXTENSION INCORPORATING KITCHEN / DINING / FAMILY ROOM, NEW SHOWER ROOM, LANDSCAPED GARDENS, DOUBLE GARAGE and AMPLE OFF ROAD PARKING, situated in a CUL-DE-SAC LOCATION within a POPULAR VILLAGE LOCATION.

Corse is a small hamlet within the Parish of Eldersfield. It has a petrol garage with shop and a church. Corse is ideally situated for access to a variety of nearby towns including Newent (6 miles approximately), Ledbury (9 miles approximately) and Tewkesbury (9 miles approximately). These towns offer a good range of shops, supermarkets, schooling, churches and libraries. The City of Gloucester (6 1/2 miles approximately) has a comprehensive range of facilities (including a main line train station) and Cheltenham is approximately 12 miles distant.

For the commuter, access can be gained to the M50 via junction 2 for onward connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.





Enter the property via side aspect double glazed composite door into:

ENTRANCE HALL

Laminate flooring, shoe and coat storage cupboard with shelving, access to roof space, spotlighting.

LOUNGE

17'8 x 10'9 (5.38m x 3.28m)

Radiator, TV point, wall light fittings, inset spotlighting, coved ceiling. Opening through to:

KITCHEN / DINING / FAMILY ROOM

16'3 x 11'7 (4.95m x 3.53m)

Re-fitted kitchen to comprise of a range of base and wall mounted units with laminated worktops and splashbacks, integrated appliances to include oven, induction hob with glass splashback and extractor fan, integrated dishwasher, tall fridge / freezer, integrated washing machine, Baxi LPG-fired combi boiler, feature roof lantern, inset spotlighting, laminate flooring, radiator, side aspect window, rear aspect window, double opening French doors to patio and gardens. Door to:

STUDY / BEDROOM 3

9'0 x 7'8 (2.74m x 2.34m)

Single radiator, side aspect window.

BEDROOM 1

12'0 x 11'0 (3.66m x 3.35m)

Single radiator, front aspect window.

BEDROOM 2

10'4 x 9'0 (3.15m x 2.74m)

Single radiator, front aspect window.

SHOWER ROOM

9'0 x 5'6 (2.74m x 1.68m)

Re-fitted to comprise walk-in double shower cubicle with inset overhead and detachable hand shower, tiled floor and walls, WC, large vanity wash hand basin with mixer tap, cupboards below, chrome heated towel rail, inset spotlighting, extractor fan, side aspect frosted window.

OUTSIDE

To the front of the property, there is a gravelled driveway and parking area, suitable for the parking of at least three vehicles, with planted beds, lawned areas, wrought iron fencing and hedging, canopy over front door. Double gates provide vehicular access via gravelled driveway to:

DETACHED DOUBLE GARAGE

20'0 x 19'2 (6.10m x 5.84m)

Accessed via roller door to the front with pedestrian double glazed side and back doors, consumer unit, power and lighting, front and side aspect windows.

The rear gardens have been landscaped to provide two tier slabbed seating area with pergola and raised borders, enclosed by rendered walling for a Mediterranean feel, further gravelled seating area, lawns, all enclosed by wood panel fencing, outside lighting and water tap.

SERVICES

Mains water, electricity 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

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

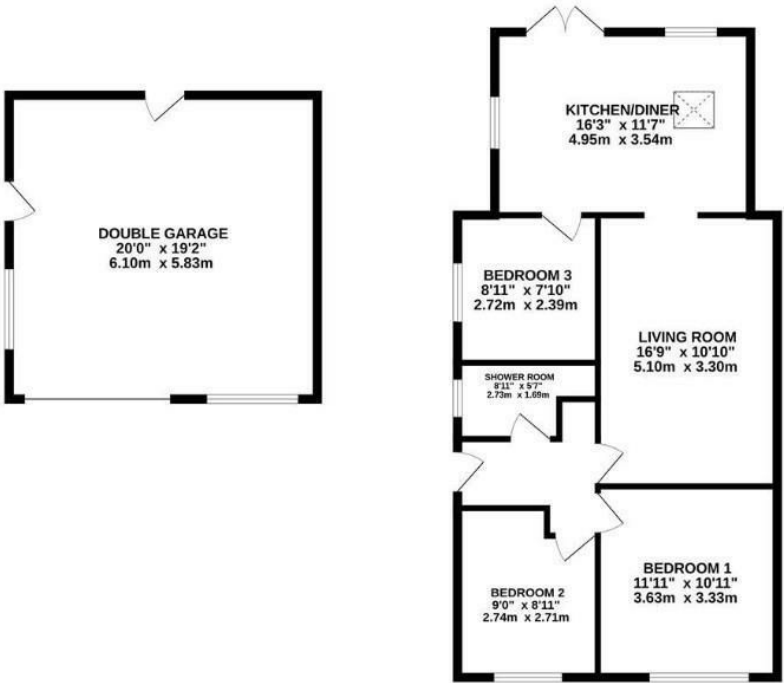
From our Newent office, proceed along the B4215 towards Dymock, turning right just after the fire station on to Tewkesbury Road. Proceed along here for approx 4 - 5 miles until reaching the A417. Turn left here towards Staunton into the centre of the village and turn left into Prince Crescent. Proceed along turning left into Compton Close where the property can be found on the right hand side as marked by our for sale board.

PROPERTY SURVEYS

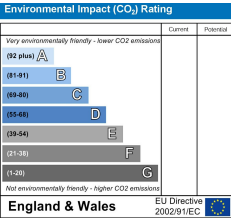
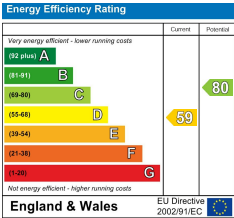
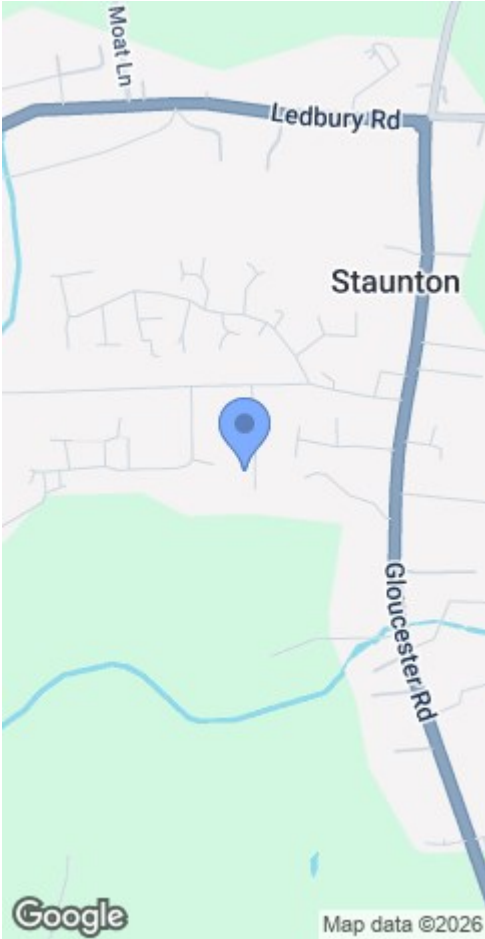
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Miroplan CDS25



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.