



4 The Square  
Huntley GL19 3SG



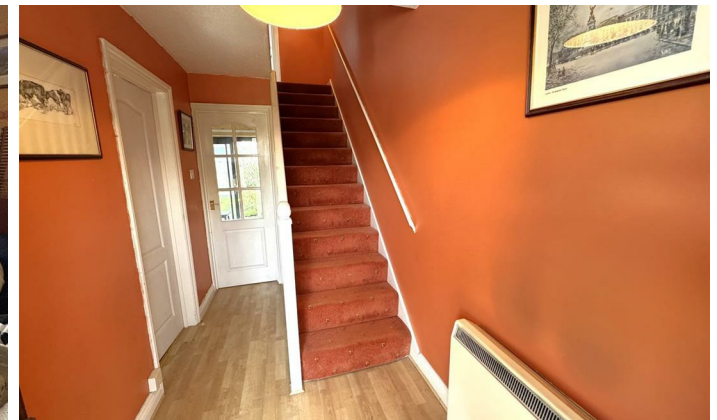
STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Guide Price £225,000

A RARELY AVAILABLE TWO BEDROOM END TERRACE HOUSE, IDEAL FOR FIRST TIME BUYERS or INVESTORS ALIKE, with PRETTY ENCLOSED WALL GARDEN measuring approximately 35' in LENGTH, OFF ROAD PARKING for TWO VEHICLES, CUL-DE-SAC LOCATION, all being offered with NO ONWARD CHAIN.

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 door into:

### **ENTRANCE HALL**

Night storage heater, understairs storage space.

### **LOUNGE**

12'10 x 11'4 (3.91m x 3.45m)

Brick fireplace with inset wood burning stove, double glazed sliding patio doors through to rear garden.

### **KITCHEN**

10'11 x 6'10 (3.33m x 2.08m)

Stainless steel single drainer sink unit, mixer tap, cupboard under, range of base and wall mounted units, free standing cooker, cooker hood above, plumbing for automatic washing machine, front aspect window with private outlook.

FROM ENTRANCE HALL, EASY TREAD STAIR WAY LEADS TO THE FIRST FLOOR.

### **LANDING**

Access to roof space.

### **BEDROOM 1**

12'2 x 10'10 (3.71m x 3.30m)

Built-in double wardrobe, hanging rail and shelving, airing cupboard with lagged hot water tank, slatted shelving, night storage heater, two front aspect windows.

### **BEDROOM 2**

10'1 x 6'9 (3.07m x 2.06m)

Night storage heater, rear aspect window.

### **BATHROOM**

Coloured suite comprising bath, tiled surround, close coupled WC, pedestal wash hand basin, tiled splashback, night storage heater, rear aspect frosted window.

### **OUTSIDE**

To the front of the property is a block paved driveway with parking for two vehicles, outside tap and lighting. Gated side access leads to the rear enclosed garden which measures approximately 35' in length with paved patio area, lawn area, borders, shrubs and trees all with walling and fencing surround.

### **SERVICES**

Mains electric, water and drainage.

### **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.

### **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**

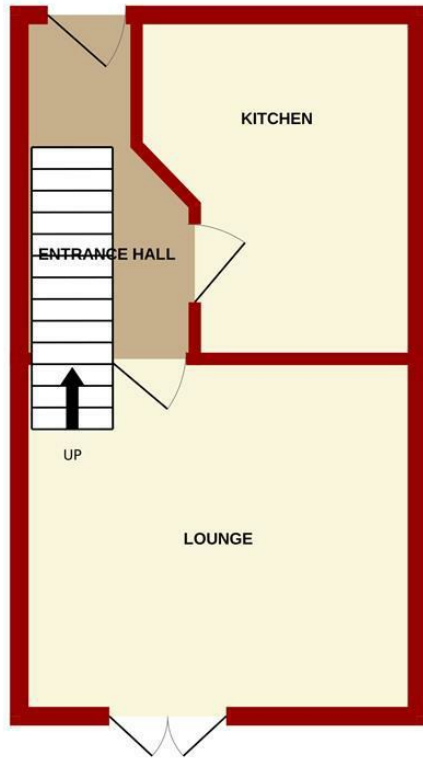
From our Newent Office, follow Broad Street until turning right onto Culver Street onto the B4216 towards Huntley. Follow this road for approximately 5 miles until you reach Huntley, where you will see a left turning into Byfords Road. Turn into Byfords Road and take an immediate right into Oak Way, then take the second right turning. Follow the road to the end, where you come to The Square and the property can be located on the left hand side.

### **PROPERTY SURVEYS**

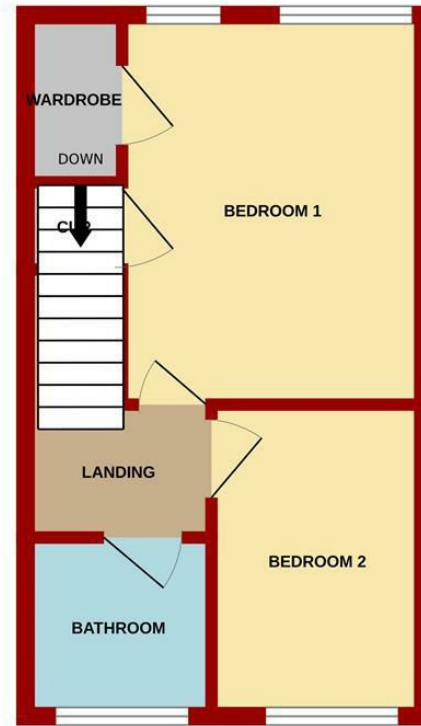
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



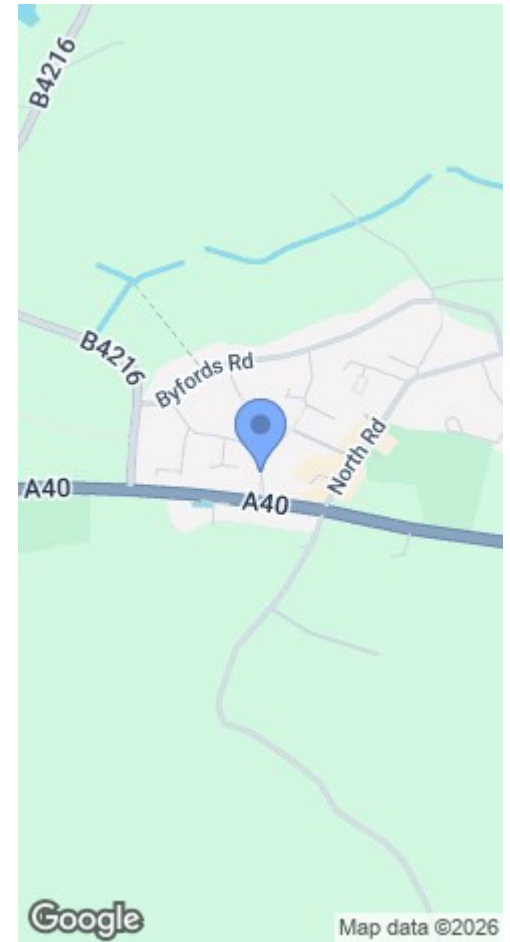
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2026



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(81 plus) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
			77				
			62				

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.



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