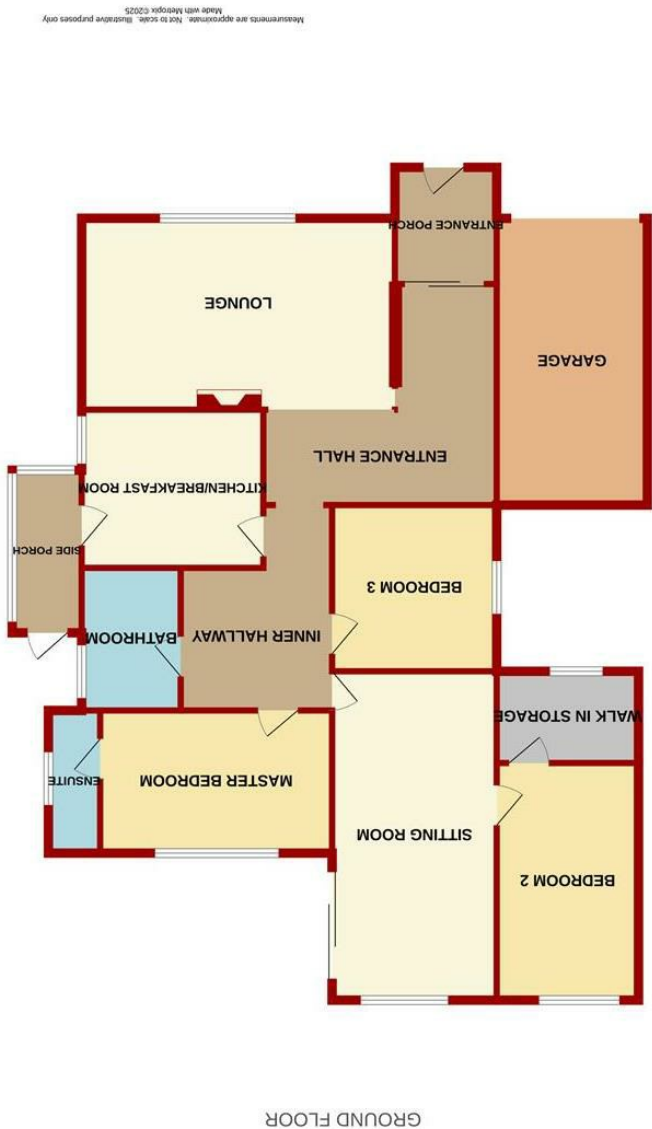
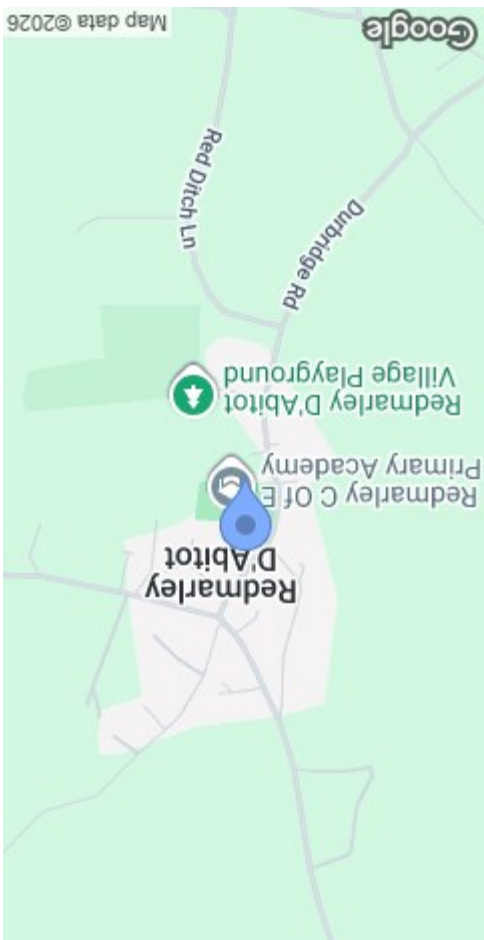




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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																												
<table border="1"> <tr><td>Very Energy Efficient - Low Energy 2008</td><td>A</td></tr> <tr><td>Energy Efficient - Low Energy 2008</td><td>B</td></tr> <tr><td>Decent Energy Efficiency 2008</td><td>C</td></tr> <tr><td>Below Average Energy Efficiency 2008</td><td>D</td></tr> <tr><td>Poor Energy Efficiency 2008</td><td>E</td></tr> <tr><td>Very Poor Energy Efficiency 2008</td><td>F</td></tr> <tr><td>Extremely Poor Energy Efficiency 2008</td><td>G</td></tr> </table>	Very Energy Efficient - Low Energy 2008	A	Energy Efficient - Low Energy 2008	B	Decent Energy Efficiency 2008	C	Below Average Energy Efficiency 2008	D	Poor Energy Efficiency 2008	E	Very Poor Energy Efficiency 2008	F	Extremely Poor Energy Efficiency 2008	G	<table border="1"> <tr><td>Very Low</td><td>A</td></tr> <tr><td>Low</td><td>B</td></tr> <tr><td>Medium</td><td>C</td></tr> <tr><td>High</td><td>D</td></tr> <tr><td>Very High</td><td>E</td></tr> <tr><td>Extremely High</td><td>F</td></tr> <tr><td>Very High</td><td>G</td></tr> </table>	Very Low	A	Low	B	Medium	C	High	D	Very High	E	Extremely High	F	Very High	G
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**Minnack**  
 Redmarley GL19 3HS

## Guide Price £425,000

A DECEPTIVELY SPACIOUS and EXTENDED THREE BEDROOM DETACHED BUNGALOW in need of SOME UPDATING AND MODERNISATION with EN-SUITE TO THE MASTER BEDROOM in the EVER POPULAR VILLAGE OF REDMARLEY, CLOSE TO THE CHURCH, AIR SOURCE HEATING and SOLAR PANELS, SINGLE GARAGE and OFF ROAD PARKING, LOVELY MATURE GARDENS all being offered with NO ONWARD CHAIN.

Redmarley has amenities to include a Primary School, Church, Village Hall with Tennis Club and Sports Field and Public House. Access from here can be gained to either Ledbury, Newent, Tewkesbury and Gloucester, approximately 6 miles, 5 miles, 10 miles and 11 miles respectively, where more comprehensive amenities can be found.

For the commuter access can be gained to the M50 motorway (junction 2) approximately 2 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.



Access via fully glazed UPVC door into:

### ENTRANCE PORCH

6'4 x 7'2 (1.93m x 2.18m)

Double glazed sliding patio door leads to:

### OPEN ENTRANCE (L SHAPED)

14'9 x 13'9 (4.50m x 4.19m)

Radiator, opening to:

### LOUNGE

19'6 x 11'11 (5.94m x 3.63m)

Open fireplace with tiled hearth, mantle over, two double radiators, large front aspect window with a private outlook over the gardens.

FROM THE ENTRANCE HALL, OPENING LEADS TO:

### INNER HALL (L SHAPED)

13'6 x 8'0 max (4.11m x 2.44m max)

Built-in cupboard, single radiator, access to roof space via loft ladder.

### SITTING ROOM

20'6 x 10'3 (6.25m x 3.12m)

Double radiator, rear aspect window with a lovely private outlook over the gardens, sliding patio to door through to the side.

### KITCHEN / BREAKFAST ROOM

10'7 x 10'4 (3.23m x 3.15m)

Stainless steel single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, four ring electric hob, cooker hood above, integrated electric double oven, space for fridge, plumbing for washing machine, tiled flooring, double radiator, side aspect window, fully glazed door through to:

### SIDE PORCH

10'7 x 4'5 (3.23m x 1.35m)

Tiled flooring, fully glazed door through to the side.

### MASTER BEDROOM

15'0 x 8'10 (4.57m x 2.69m)

Double radiator, large rear aspect window with a lovely private outlook over the gardens. Door to:

### EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, pedestal wash hand basin, close coupled WC, double radiator, tiled flooring, side aspect frosted window.

### BEDROOM 2

14'10 x 8'11 (4.52m x 2.72m)

Double radiator, rear aspect window with a lovely outlook over the gardens. Door to:

### WALK-IN STORAGE CUPBOARD

9'0 x 4'10 (2.74m x 1.47m)

Front aspect frosted window.

### BEDROOM 3

10'5 x 10'3 (3.18m x 3.12m)

Radiator, side aspect window.

### BATHROOM

White suite comprising modern panelled bath with shower attachment over, tiled surround, pedestal wash hand basin, close coupled WC, tiled flooring, double radiator, two side aspect frosted windows.

### OUTSIDE

A tarmac driveway, suitable for the parking of four vehicles, leads through to:

### ATTACHED SINGLE GARAGE

16'9 x 9'5 (5.11m x 2.87m)

Accessed via up and over door, lighting, rear aspect window.

To the front of the property, there is a large expanse of lawn, mature shrubs, bushes and trees, outside lighting.

To the rear, there is a paved patio area, large expanse of lawn, a wide variety of mature shrubs, trees and bushes to include fruiting trees, outside lighting, garden shed, fencing and natural hedging boundary, gated rear access. The rear gardens measure approximately 110' x 50'.

### SERVICES

Mains water and electricity, septic tank, air source heat pump.

There are solar panels at the property - information to follow.

### 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:  
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, head straight over the traffic lights on the B4216 towards Dymock, turn immediately right by the fire station onto the Tewkesbury Road. Take the next left signposted Redmarley and continue along this road for approximately four miles, where the property can be found on the right hand side as marked by our 'For Sale' board, adjacent to the school.

### PROPERTY SURVEYS

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