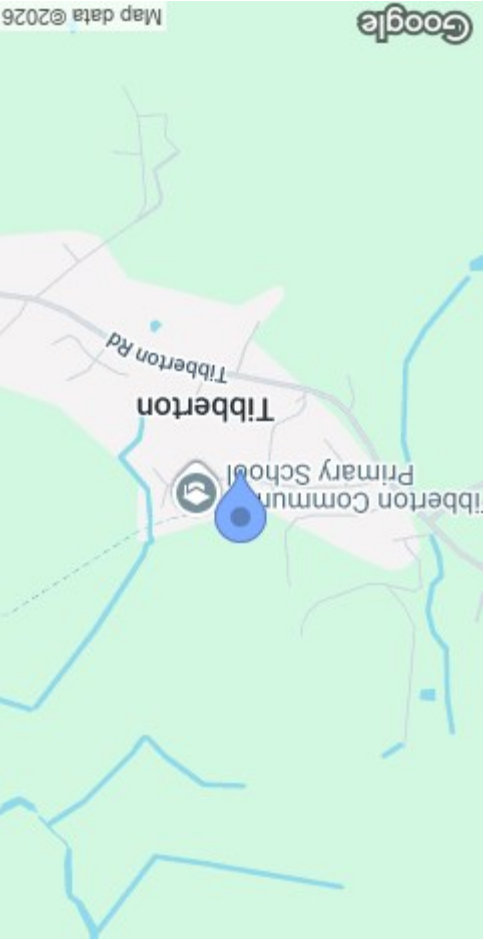




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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: 93-100 B: 81-92 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



10 Orchard Rise
 Tibberton GL19 3AT



STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £425,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME situated in the LOVELY VILLAGE OF TIBBERTON, having a GOOD SIZED FRONT AND REAR GARDEN with LOVELY OUTLOOK TO THE FRONT OVER SURROUNDING FIELDS AND FARMLAND, SINGLE GARAGE PLUS CAR PORT and TWO ALLOCATED PARKING SPACES.

Tibberton offers a primary school with an early years nursery, church and tennis club. The well attended village hall hosts film nights, fitness classes, local history society, WI and other organisations. It also hosts the yearly Tibberton Show which is a huge and well supported event.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket. Additional amenities can be found in Newent which is approximately 5 miles away and also in the City Centre of Gloucester which is approximately 5-6 miles away.



Entrance via double glazed front door into:

ENTRANCE HALL

Parquet flooring, understairs area, single radiator.

CLOAKROOM

Close coupled WC, wash hand basin, tiled splashback, rear aspect window.

LOUNGE

20'11 x 11'0 (6.38m x 3.35m)

New cast iron log burner with ornate tiled flooring, two single radiators, front aspect window with lovely outlook over the gardens onto open fields and farmland beyond. Sliding patio door through to the rear garden.

DINING ROOM

8'11 x 8'11 (2.72m x 2.72m)

Single radiator, parquet flooring, front aspect window with a lovely outlook onto open fields and farmland beyond.

KITCHEN

11'7 x 10'0 (3.53m x 3.05m)

Stainless steel single drainer sink unit with mixer tap above, cupboards under, range of base and wall mounted units, oil-fired central heating and domestic hot water boiler, plumbing for washing machine, space for fridge, inset spot lighting, rear aspect window with a private outlook over the gardens.

SIDE PORCH / UTILITY

1'0 x 6'6 (0.30m x 1.98m)

Half glazed frosted UPVC door to the front, space for washing machine and further appliances, half glazed door through to the rear garden.

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

LANDING

Airing cupboard with lagged hot water tank and shelving, access to insulated loft space via loft ladder, front aspect window with lovely outlook to the front over surrounding fields and farmland.

BEDROOM 1

12'9 x 11'1 (3.89m x 3.38m)

Single radiator, rear aspect window overlooking the garden.

BEDROOM 2

10'10 x 8'7 (3.30m x 2.62m)

Built in double wardrobe with hanging rail and shelving, rear aspect window.

BEDROOM 3

11'1 x 7'11 (3.38m x 2.41m)

Single radiator, exposed floor boards, front aspect window with lovely outlook over the gardens and surrounding fields and farmland.

BEDROOM 4

9'0 x 7'11 (2.74m x 2.41m)

Exposed floor boards, single radiator, front aspect window with a lovely outlook over surrounding fields and farmland.

BATHROOM

Panelled bath with electric shower over, tiled splashbacks, WC, vanity wash hand basin with mixer tap and cupboards below, rear aspect frosted window.

OUTSIDE

To the front of the property, a pathway leads to the front door with a lawned area to either side, outside lighting. The pathway continues to the rear garden (measuring 45' x 40' approx.) which has a large paved patio area running the full length of the house, outside tap and lighting, oil tank, good sized lawned area, shrubs and bushes, all enclosed by hedging and fencing surround. There is an adjacent car port measuring 16'8 x 8'9 and further two allocated parking spaces to the front of the garage.

GARAGE

Accessed via up and over door, personal door to the side, side aspect window.

SERVICES

Mains electric and water, drainage and oil 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: E
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 Gloucester, proceed along the B4215 towards Newent, taking the left into Buttermilk Lane, signposted Tibberton. Continue along here for approximately half a mile turning right into Orchard Rise. Turn immediately right again and the rear entrance to the property will be found on your right 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.