



**23 Cullingham Close, Staunton GL19 3RX**  
**£240,000**



## 23 Cullingham Close, Staunton GL19 3RX

- Ideal first time or investment buy
- Three bedroom home with no chain
- Generous living accommodation
- Two allocated parking spaces
- Low maintenance rear garden
- Forest of Dean Council. Tax Band C - £1994.86 (2025/26)
- EPC E48

**£240,000**

### Entrance Hall

Accessed via the front there are doors leading into living room and WC.

### WC

Suite comprising WC and wash basin, window to front aspect.

### Living Room

Generous room with stairs leading up to first floor, window to the front aspect and doors leading off.

### Dining Room

Double doors leading out to the rear garden.

### Kitchen

A range of base and eye level units with worktop. A one and a half bowl sink unit, integrated electric oven with electric hob over, plumbing and space for washing machine and a window to the rear aspect.

### First Floor Landing

Stairs from living room lead up to landing which has access to loft space, airing cupboard, further storage cupboard and doors leading off.

### Bedroom One

Window to the front aspect.

### Bedroom Two

Window to the rear aspect.

### Bedroom Three

Window to the front aspect.

### Bathroom

White suite comprising bath, WC and vanity wash basin, panelled walls and obscure window to the rear aspect.

### Outside

To the front of the property is a garden laid to lawn with path to front door. Close by are two parking spaces with one being under a barn style car port. Gated



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access to the rear leads to the parking area. The rear garden has a decked area, low maintenance gravelled garden and enclosed by fencing.

### **Location**

The rural villages of Staunton and Corse are situated on the Gloucestershire border providing good travel links to both Gloucester, Newent, Tewkesbury and the M50. Benefiting from a village store, active community, public house, good bus service, surgery and popular primary school the village has become increasingly popular whilst keeping its rural charm.

### **Material Information**

Tenure: Freehold

Council tax band: C

Local authority and rates: Forest of Dean, £1,994.86 25/26

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband speed: Superfast 80 Mbps

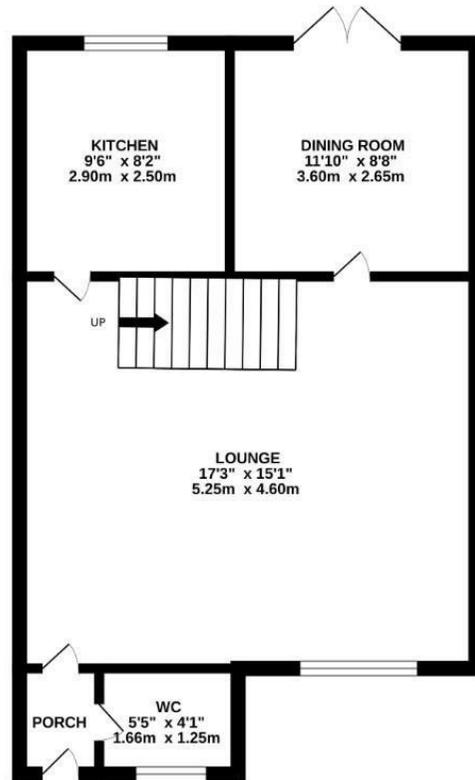
Mobile phone coverage: EE, THREE, O2

Agents note: The photographs were taken before the current tenancy.

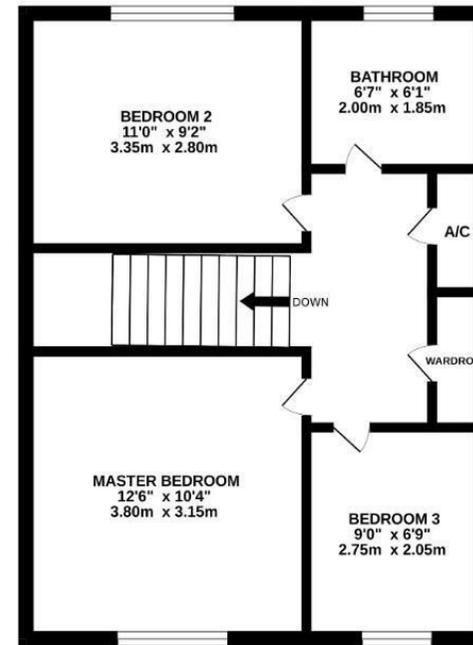




GROUND FLOOR



1ST FLOOR



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