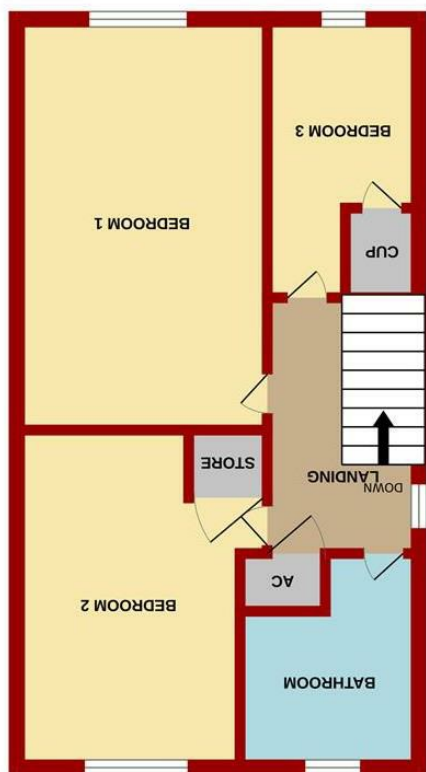
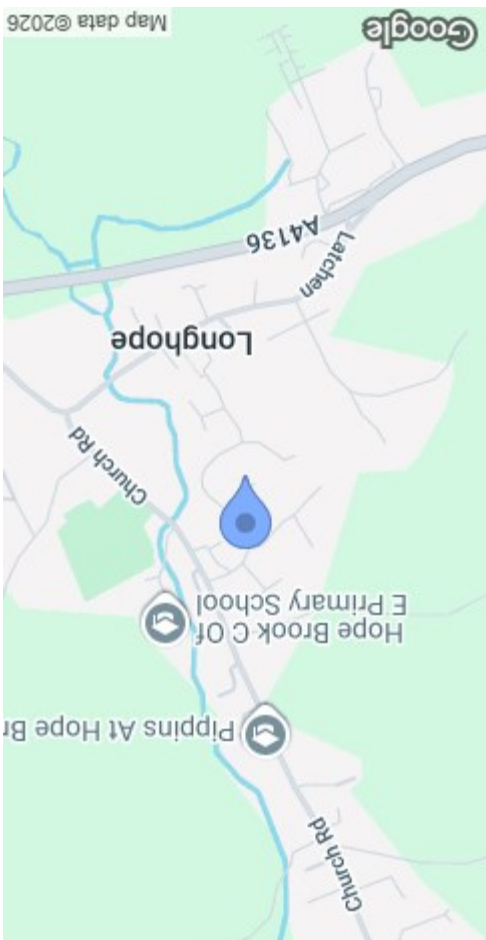




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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
A (93-100)	A (10-15)
B (81-92)	B (16-20)
C (69-80)	C (21-25)
D (55-68)	D (26-30)
E (39-54)	E (31-35)
F (21-38)	F (36-40)
G (1-20)	G (41-45)



1ST FLOOR



GROUND FLOOR



9 The Bramleys  
 Longhope GL17 0QP

## Guide Price £295,000

A WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME, offering SPACIOUS and WELL MAINTAINED ACCOMMODATION THROUGHOUT, the property is PRESENTED IN GOOD ORDER and BENEFITS from a PRIVATE and ENCLOSED SOUTHERLY FACING REAR GARDEN, along with OFF ROAD PARKING for up to THREE VEHICLES.

The village of Longhope is located just off the A40 and offers a range of amenities to include some small shops, post office, bakery, C of E primary school, 2 public houses, church, village hall, Harts Barn Craft Centre and veterinary practice with more comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles). Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Entrance via half glazed door to:

### ENTRANCE HALL

Radiator, part glazed door to:

### LOUNGE

15'6 x 12'0 (4.72m x 3.66m)

Inset fireplace, with in-built electric fire, double radiator, front aspect window overlooking the gardens, door into:

### KITCHEN / DINING ROOM

15'2 x 11'9 (4.62m x 3.58m)

Fitted kitchen comprising one and a half bowl single drainer sink unit with mixer tap over, cupboards under, range of base and wall mounted units, fitted four ring hob with cooker hood above, oven below, plumbing for washing machine and dishwasher, double radiator, two rear aspect windows, under stairs storage cupboard housing the oil fired central heating and domestic hot water boiler, half glazed door through to the side of the property.

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

### LANDING

Airing cupboard with slatted shelving, side aspect window.

### BEDROOM 1

14'7 x 8'8 (4.45m x 2.64m)

Single radiator, front aspect window.

### BEDROOM 2

12'11 x 8'4 into wardrobe recess (3.94m x 2.54m into wardrobe recess)

Single radiator, built-in wardrobe with hanging rail and shelving, rear aspect window.

### BEDROOM 3

12'0 x 6'5 (3.66m x 1.96m )

Built-in cupboard over the stairs with shelving, single radiator, front aspect window.

### BATHROOM

White suite comprising bath with electric shower over, tiled surround, pedestal wash hand basin, tiled splashback, close coupled WC, radiator, rear aspect frosted window.

### OUTSIDE

To the front of the property a concrete driveway provides off road parking for up to three vehicles, with a lawn area and outside lighting. Gated side access leads to a private, enclosed rear garden measuring approximately 34' x 24', with a paved patio area, lighting and outside tap. Steps lead to a lawn area with borders and a variety of shrubs, bushes, and mature trees.

### SERVICES

Mains electric, water and drainage. 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.

### 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 Gloucester proceed along the A40 for 4/5 miles until you approach Longhope, turning left onto Church Road. Proceed along taking a right turn into The Wend, then take the third exit into The Bramley's on your right, where the property can be located on the left 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).

### AWAITING VENDOR APPROVAL

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