



14 O'Connor Close  
Staunton GL19 3RY

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Guide Price £399,950

DECEPTIVELY SPACIOUS AND RARELY AVAILABLE FOUR DOUBLE BEDROOM SEMI DETACHED HOUSE with EN-SUITE TO THE MASTER BEDROOM, SINGLE GARAGE, PARKING and a PRIVATE ENCLOSED SOUTH FACING REAR GARDEN 42' X 42' APPROXIMATELY.

The village of Staunton offers amenities to include school, village store, pet store, village hall, day nursery, doctor's surgery, garage/workshop, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.







### ENTRANCE HALL

Via part glazed door, solid oak flooring, single radiator, under stairs storage cupboard, stairs to the first floor.

### CLOAKROOM

White suite comprising close coupled w.c., pedestal wash hand basin, tiled splashback, oak flooring, heated towel rail.

### STUDY

9'04 x 7'05 (2.84m x 2.26m)

Single radiator, front aspect window.

### LOUNGE

18'05 x 13'03 (5.61m x 4.04m)

Wall mounted electric living flame fire, two radiators, front aspect window overlooking the gardens. Half glazed double doors through to:

### DINING ROOM

13'03 x 8'07 (4.04m x 2.62m)

Radiator, coving, fully glazed double french doors to the private rear garden. Door to:

### FAMILY KITCHEN/BREAKFAST ROOM

15'11 x 8'01 (4.85m x 2.46m)

Stainless steel one and half bowl single drainer sink unit, mixer tap, cupboard under, range of base and wall mounted units, integrated electric double oven, four ring hob over, cooker hood above, integrated dishwasher, fridge/freezer, built-in breakfast bar, double radiator, spotlighting, rear aspect window with a private outlook over the gardens, half glazed door to the rear. Door to:

### UTILITY

5'11 x 5'10 (1.80m x 1.78m)

Stainless steel single drainer sink unit, mixer tap, cupboard under, base and wall mounted units, plumbing for automatic washing machine, single radiator, personal door to the garage.

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

### LANDING

Single radiator, access to insulated roof space, airing cupboard with hot water tank and slatted shelving.

### MASTER BEDROOM

13'03 x 13'02 (4.04m x 4.01m)

Single radiator, fitted triple wardrobe with full height mirror faced sliding doors, hanging rail and shelving, front aspect window. Door to:

### EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, tiled surround, close coupled w.c., pedestal wash hand basin, tiled splashback, heated towel rail, front aspect frosted window.

### BEDROOM 2

14'00 x 11'03 (4.27m x 3.43m)

Built-in double wardrobe with full height mirror faced sliding doors, hanging rail and shelving, rear aspect window with an outlook over the gardens.

### BEDROOM 3

12'01 x 9'09 (3.68m x 2.97m)

Radiator, rear aspect window.

### BEDROOM 4

9'09 x 9'01 (2.97m x 2.77m)

Radiator, front aspect window.

### FAMILY BATHROOM

White suite comprising modern panelled bath with shower attachment over, tiled surround, pedestal wash hand basin, tiled splashback, close coupled w.c., heated towel rail, rear aspect frosted window.

### OUTSIDE

Tarmac driveway suitable for PARKING TWO VEHICLES leads to a:

### ATTACHED SINGLE GARAGE

17'09 x 10'01 (5.41m x 3.07m)

Via up and over door, power and lighting, eaves storage space, space for tumble dryer, oil fired central heating and domestic hot water boiler, half glazed frosted door to the rear.

There is a pathway to the front door, lawned area to either side, border with shrubs, outside lighting and outside power point.

There is a private enclosed south facing rear garden measuring 42' x 42' approximately with paved patio area, pathways, outside tap, outside lighting, large expanse of lawn, raised borders with shrubs and bushes, summer house.

### SERVICES

Mains water, electricity and drainage. Oil 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 advised.

### 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.

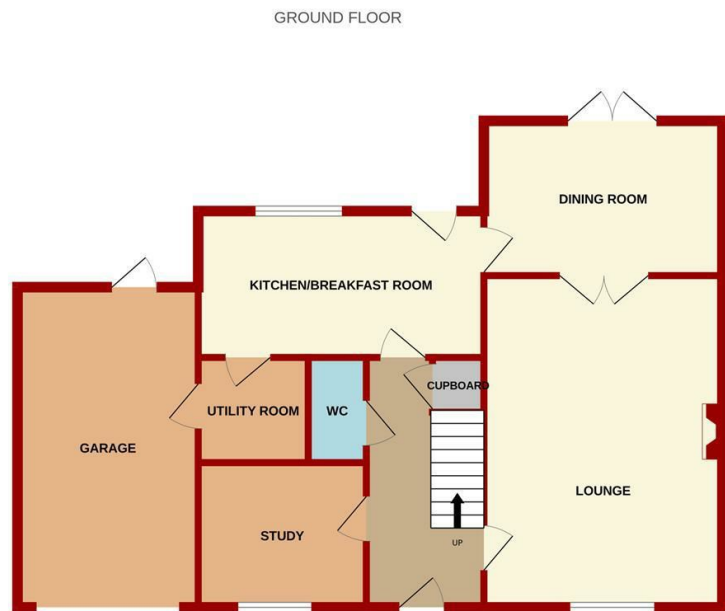
### DIRECTIONS

From Gloucester, proceed along the A417 passing through Maisemore and Hartpur. On approaching Staunton, turn left at the old Prince of Wales pub into Prince Crescent, take the first right into Chartist Way and proceed along until you see O'Connor Close on the left. Turn left here, proceed to the end and the property will be found in front of you.

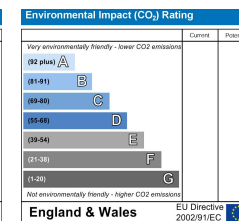
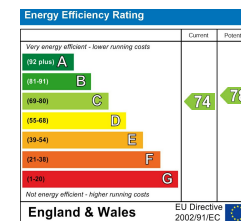
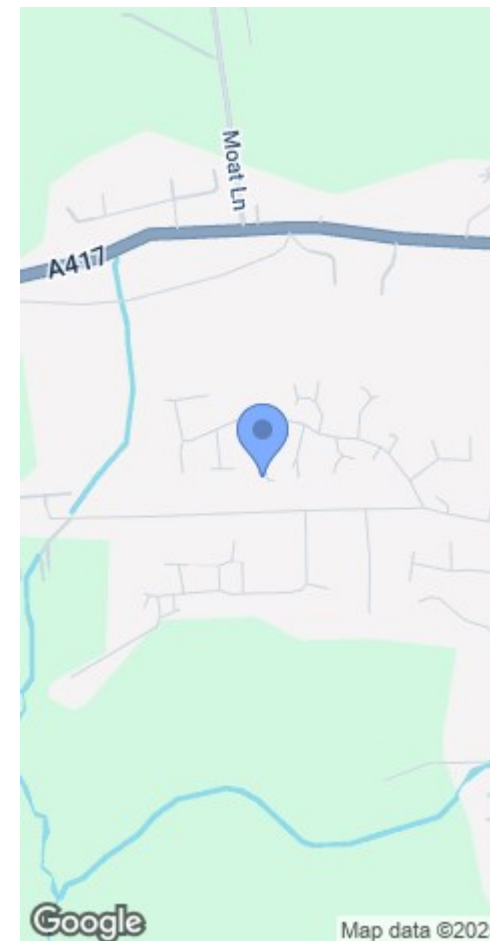
### PROPERTY SURVEYS

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





Measurements are approximate. Not to scale. Illustrative purposes only  
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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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