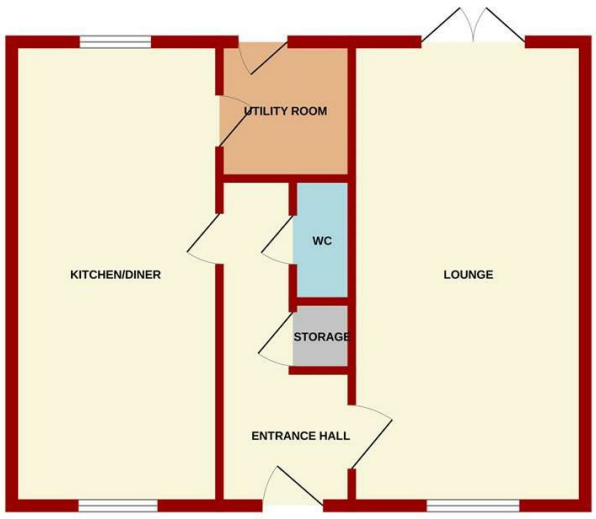
25 The Fairways
Huntley GL19 3AY

STEVE GOOCH
ESTATE AGENTS | EST 1983

GROUND FLOOR



1ST FLOOR

25 THE FAIRWAYS, HUNTLEY

Measurements are approximate. Not to scale. Illustrative purposes only
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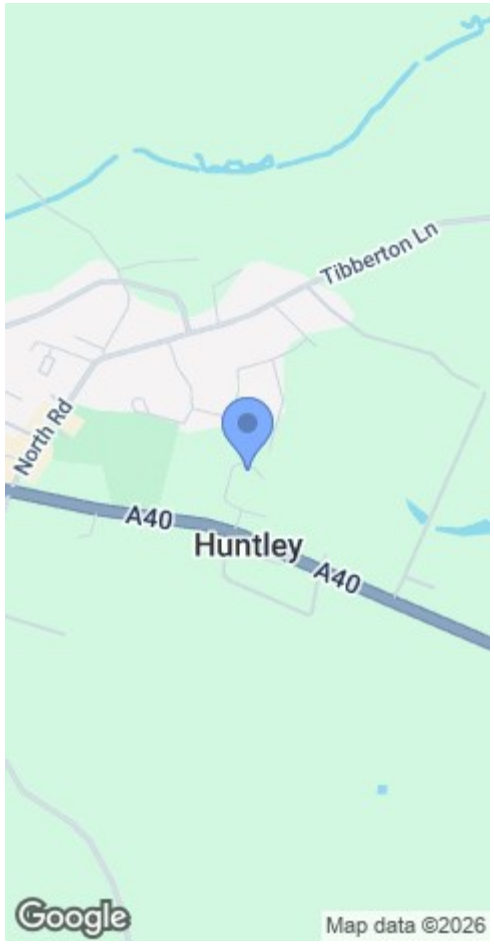

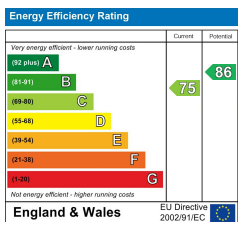

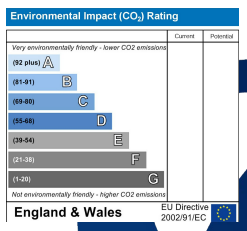

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Guide Price £375,000

Being offered with NO ONWARD CHAIN is this VERY WELL PRESENTED MODERN FOUR DOUBLE BEDROOM DETACHED FAMILY HOME having MASTER EN-SUITE, GARAGE and OFF ROAD PARKING, situated in a POPULAR VILLAGE LOCATION.

The village of Huntley offers amenities to include primary and junior school, garage, village hall, church, public house, cricket club, residential home, golf course and garden centre. Newent is just over 4 miles away and the city centre of Gloucester approximately 7 miles where there are more comprehensive facilities to be found. Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Additional sporting and leisure facilities within the area include a choice of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.

Enter the property via double glazed composite door into:

ENTRANCE HALL
Tiled flooring, radiator, under stairs storage cupboard, stairs leading off, heating controls.

CLOAKROOM
5'8 x 2'8 (1.73m x 0.81m)
WC, vanity wash hand basin with mixer tap and cupboards below, tiled floor, radiator, extractor fan.

LOUNGE
21'6 x 10'3 (6.55m x 3.12m)
Two radiators, front aspect window, rear aspect French doors leading to the patio and gardens.

KITCHEN / DINING / FAMILY ROOM
21'5 x 9'7 (6.53m x 2.92m)
The kitchen comprises of a range of modern base and wall mounted units with wooden worktops and tiled splashbacks, integrated double oven with four ring hob, extractor fan over, dishwasher, Samsung fridge / freezer, double radiator, further radiator in the dining room, tiled flooring throughout, front and rear aspect windows. Door to:

UTILITY ROOM
6'4 x 5'4 (1.93m x 1.63m)
Wooden worktop, cupboards above, plumbing for washing machine, space for tumble dryer below, tiled floor, double glazed UPVC door to the gardens.

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

LANDING
Access to roof space, single radiator, door to airing cupboard with hot water tank, shelving and storage space.

BEDROOM 1
12'7 x 9'7 (3.84m x 2.92m)
Single radiator, rear aspect window. Door to:

EN-SUITE SHOWER ROOM
6'3 x 4'8 (1.91m x 1.42m)
WC, pedestal wash hand basin with mixer tap, single radiator, shower cubicle accessed via concertina glazed screen with inset detachable shower system, shaver point, rear aspect frosted window.

BEDROOM 2
13'1 x 8'8 (3.99m x 2.64m)
Single radiator, front aspect window.

BEDROOM 3
10'6 x 8'9 (3.20m x 2.67m)
Radiator, additional walk-in over stairs wardrobe, front aspect window.

BEDROOM 4
12'4 x 6'6 (3.76m x 1.98m)
Single radiator, rear aspect window.

BATHROOM
6'6 x 6'2 (1.98m x 1.88m)
White suite comprising panelled bath with mixer tap and shower detachment, wash hand basin with mixer tap, WC, single radiator, tiled floor, shaver point, rear aspect frosted window.

OUTSIDE
To the front of the property, there is a gravelled garden enclosed by a wrought iron fence with gate. A pathway leads to the front door. The rear garden comprises of a patio seating area, good sized lawn, gravelled beds, outside tap and lighting, oil tank and storage shed to the side, bin storage area to the top of the garden. The garden is enclosed by wood panelled fencing and a gate to the rear gives access to:

SINGLE GARAGE
Situated under the neighbouring Coach House and is accessed to the front via an up and over door. There is a parking space to the front of the garage.

SERVICES
Mains water, drainage and electricity. 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: D
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, proceed along the B4216 (Culver Street) towards Huntley. On reaching the A40, turn left towards Gloucester. Continue over the traffic lights where The Fairways can be found on the left hand side. Turn left here, follow the road around to the left and and the property can be found on the right 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).