



**6 Meadow End**  
**Longhope GL17 0LU**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## Price Guide £219,950

A MODERNISED TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE with ENCLOSED GARDENS, SOUTH FACING TO THE REAR, DOWNSTAIRS CLOAKROOM, LARGE FAMILY BATHROOM, DETACHED SINGLE GARAGE all being offered with NO ONWARD CHAIN.

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 through to:

**ENTRANCE HALL**

Under stairs storage cupboard, stairs to the first floor.

**UTILITY / BOILER CUPBOARD**

Housing gas-fired central heating and domestic hot water boiler, plumbing for washing machine, radiator.

**CLOAKROOM**

White suite comprising close coupled WC, pedestal wash hand basin, tiled splashback, single radiator.

**LOUNGE / DINING ROOM**

19'6 x 11'8 (5.94m x 3.56m)

Double and single radiators, front aspect window, double glazed sliding patio doors through to the rear. Fully glazed door to:

**KITCHEN**

9'5 x 7'9 (2.87m x 2.36m)

Newly fitted to comprise one and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted electric oven, four ring hob over, cooker hood above, space for American fridge / freezer, rear aspect window, half glazed door through to the outside.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

**LANDING**

Walk-in cupboard, access to roof space, side aspect window.

**BEDROOM 1**

15'3 x 9'3 (4.65m x 2.82m)

Single radiator, rear aspect window with a pleasant outlook onto farmland beyond.

**BEDROOM 2**

11'7 x 9'10 (3.53m x 3.00m)

Radiator, front aspect window.

**BATHROOM**

White suite with roll top bath, separate shower cubicle and tray, tiled surround, close coupled WC, pedestal wash hand basin, heated towel rail, rear aspect frosted window.

**OUTSIDE**

A double gateway to the side leads through to:

**DETACHED SINGLE GARAGE**

16'2 x 8'10 (4.93m x 2.69m)

Accessed via up and over door.

The gardens are to the front, side and rear with paved pathways, lawned areas, outside lighting, large paved patio area to the rear with lighting, outside tap, fencing surround. The rear is south facing, private and enclosed.

**SERVICES**

Mains water, electricity 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 - 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**

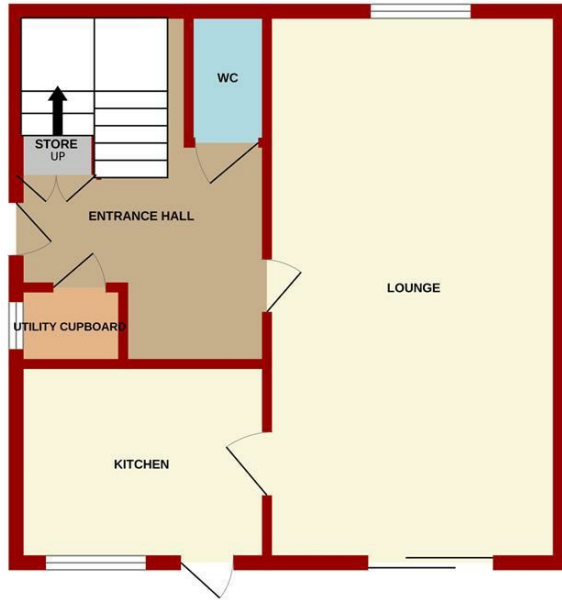
From Newent, proceed along the B4216 (Culver Street) towards Huntley. On reaching the A40, turn right towards Ross-on-Wye, then first left at the traffic lights along the A4136 towards Longhope and Mitcheldean. Proceed along here, down the hill into Longhope and turn right at the bottom into Church Road. Continue along here, where the property can be found on the left hand side as marked by our 'For Sale' board, just after the turning into Rectory Close.

**PROPERTY SURVEYS**

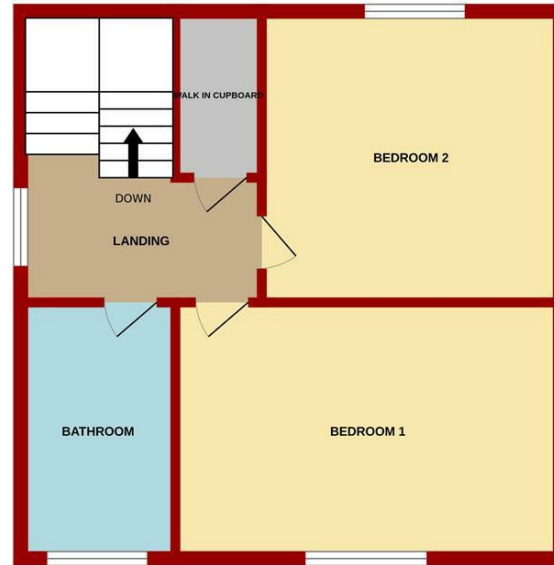
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



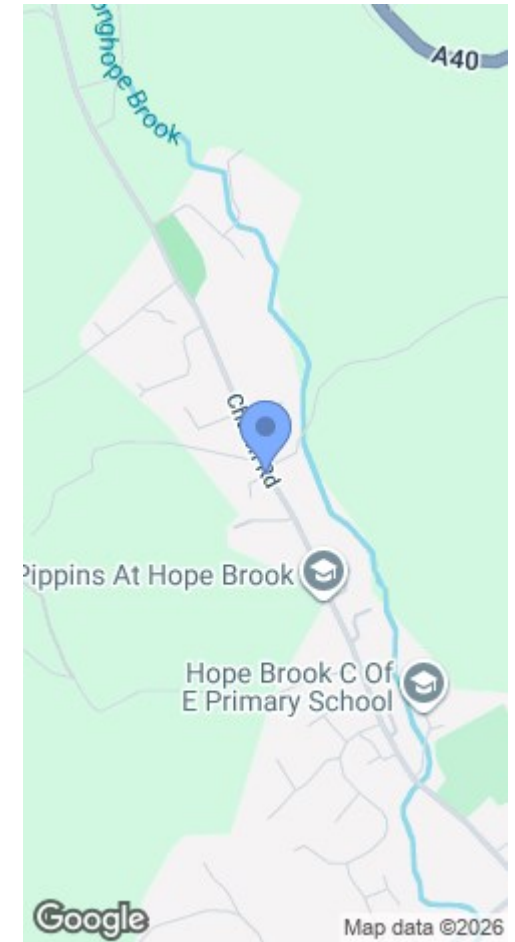
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81 plus) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		83	
		46	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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.



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