



50 Orchard Rise  
Tibberton GL19 3AT

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

**£299,950**

A VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME, with GOOD SIZED ENCLOSED GARDENS TO THE FRONT AND REAR, SINGLE GARAGE and OFF ROAD PARKING FOR TWO VEHICLES, all being offered with NO ONWARD CHAIN.

Tibberton offers a primary school with an early years nursery, church and tennis club. The well attended village hall hosts film nights, fitness classes, local history society, WI and other organisations. It also hosts the yearly Tibberton Show which is a huge and well supported event.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket. Additional amenities can be found in Newent which is approximately 5 miles away and also in the City Centre of Gloucester which is approximately 5-6 miles away.





Entrance via fully glazed UPVC door through to:

#### **ENTRANCE HALL**

Laminate flooring. Stairs to the first floor.

#### **LIVING ROOM**

**16'0 x 11'0 (4.88m x 3.35m)**

Open fireplace (which could be opened up) with solid wood beam over, built-in display cabinets to either side with shelving over, double radiator, front aspect window with outlook over the gardens.

#### **FAMILY KITCHEN / DINING ROOM**

**16'0 x 11'10 max (4.88m x 3.61m max)**

Modern fitted kitchen to comprise single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated electric oven with four ring hob over, cooker hood above, integrated dishwasher, oil-fired central heating and domestic hot water boiler, large built-in cupboard under the stairs, radiator, rear aspect window, fully glazed UPVC door to the private rear garden.

FROM THE HALLWAY, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

#### **LANDING**

Built-in cupboard over the stairs with shelving, access to insulated roof space (part boarded) via loft ladder.

#### **BEDROOM 1**

**16'0 x 11'0 (4.88m x 3.35m)**

Single radiator, two front aspect windows overlooking the gardens.

#### **BEDROOM 2**

**8'9 x 8'5 (2.67m x 2.57m)**

Single radiator, rear aspect window with a private outlook.

#### **BEDROOM 3**

**8'10 x 7'2 (2.69m x 2.18m)**

Single radiator, rear aspect window with a pleasant outlook.

#### **BATHROOM**

**7'7 x 5'6 (2.31m x 1.68m)**

White suite comprising of a modern panelled bath with shower over, tiled surround, vanity wash hand basin with tiled splashback, cupboards below, close coupled WC, heated towel rail, two side aspect frosted windows.

#### **OUTSIDE**

To the front of the property, a pathway leads to the front door. There is an enclosed west facing front garden with lawned area, outside lighting, hedging surround. A gated side access leads to the private enclosed rear garden with a small paved patio area, gravelled patio area, lawned area, outside lighting, outside tap, fencing surround. A gated rear access leads to a tarmac and gravelled parking area for two vehicles which has access to:

#### **SINGLE GARAGE**

**15'0 x 8'7 (4.57m x 2.62m)**

Accessed via double timber doors, power and lighting, side and rear aspect windows overlooking the gardens, fully glazed UPVC door leading to the outside.

#### **SERVICES**

Mains water, electricity and drainage. Oil-fired heating.

Fibre broadband is available at the property via Gigaclear.

#### **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: C

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

#### **TENURE**

Freehold.

#### **VIEWING**

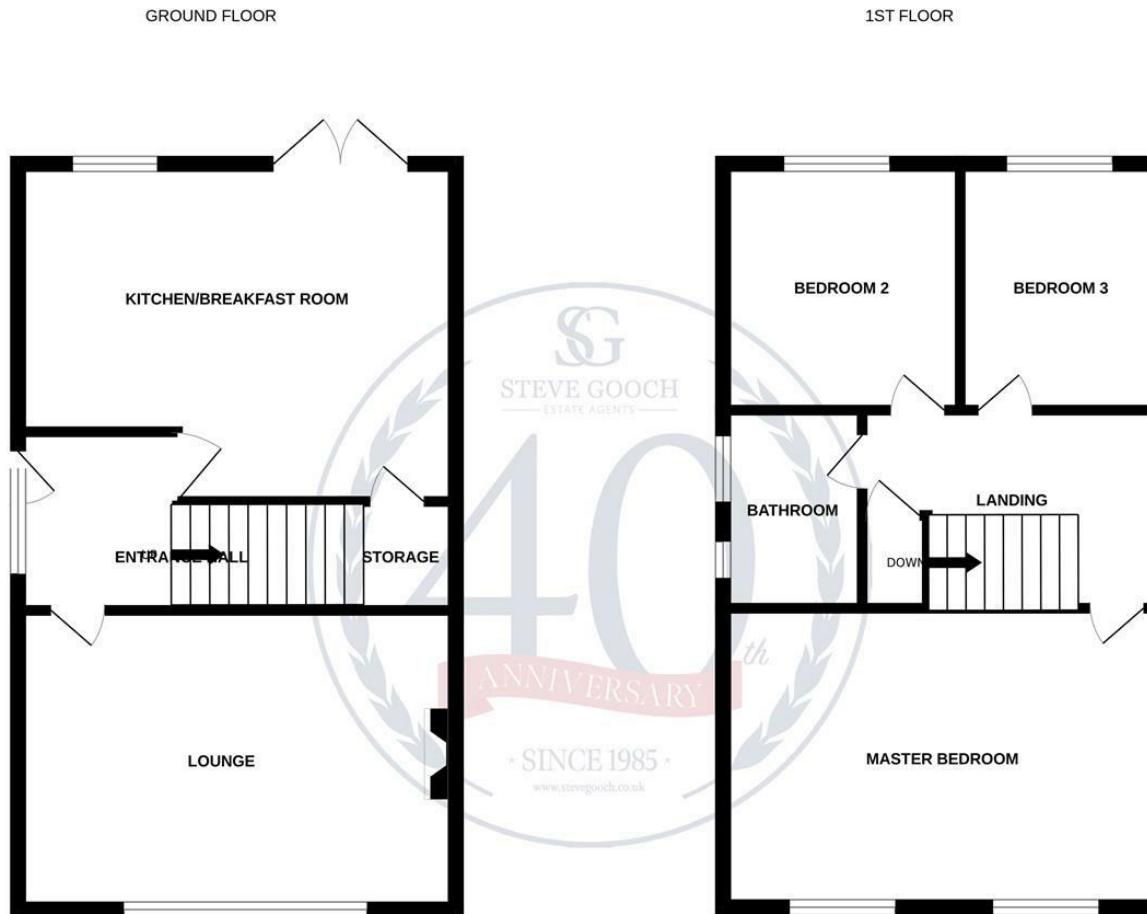
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **DIRECTIONS**

From Gloucester, proceed through Highnam, along the B4215, passing through Highnam and upon approaching Tibberton, turn left into Buttermilk Lane. Proceed along this lane, through the village, for approximately one mile, turning right into Orchard Rise. Proceed to the bottom of Orchard Rise and take the first right hand turning where the rear access to the property can be found as indicated by our 'For Sale' board on the right hand side.

#### **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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		74	66
England & Wales			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

#### 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](http://www.stevegooch.co.uk)

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