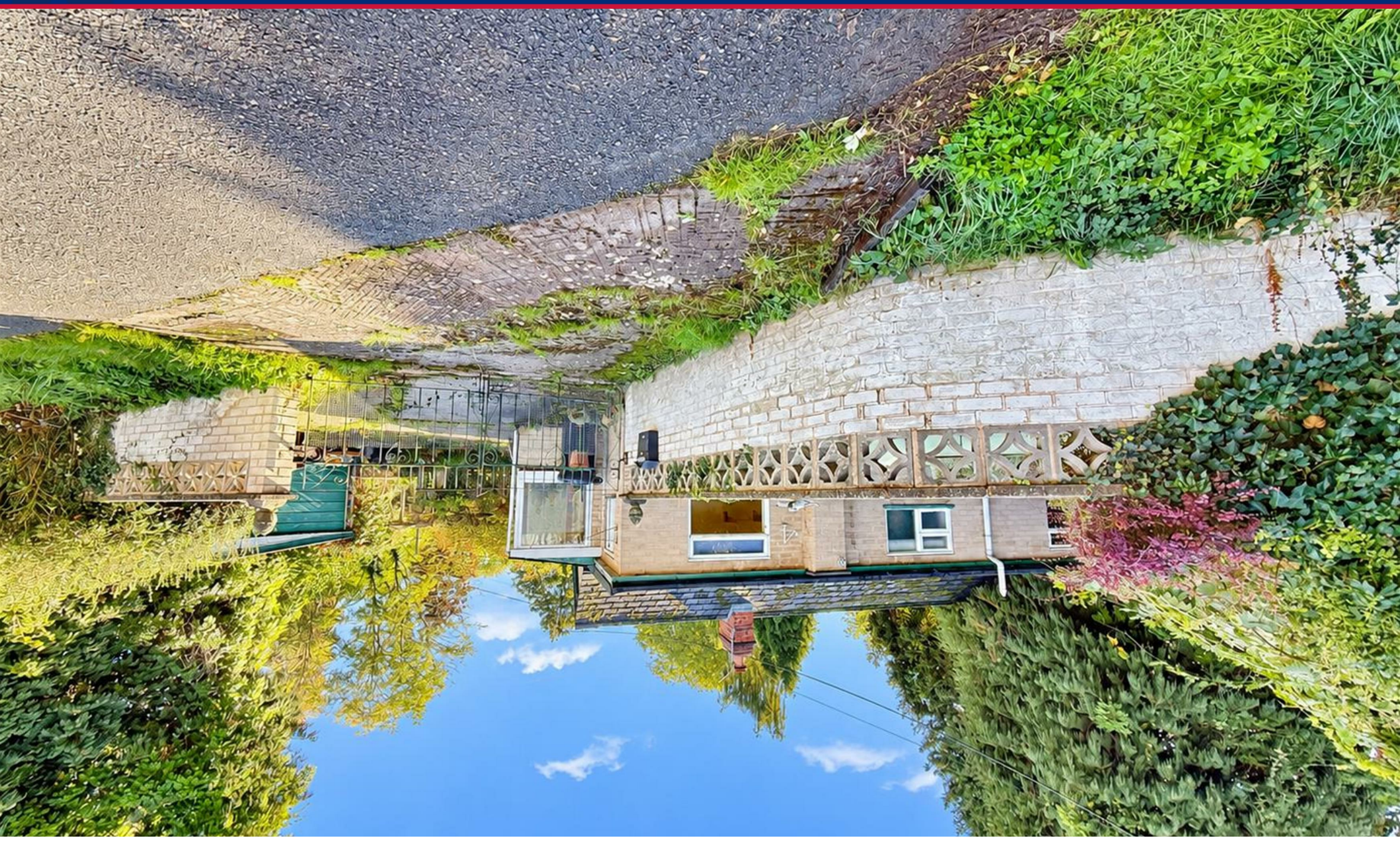
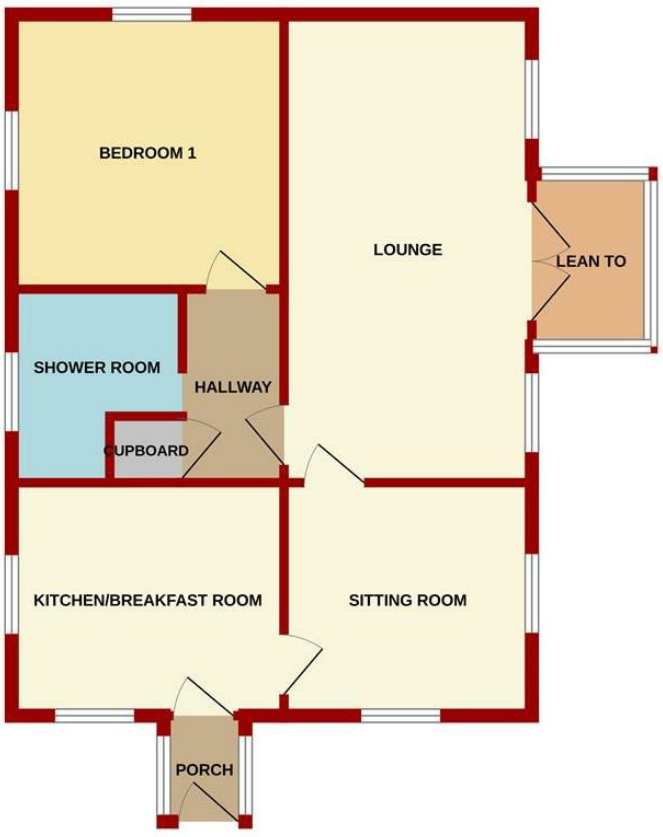
The Vee Brockmoor Lane
Gorsley, Ross-On-Wye HR9 7AR

STEVE GOOCH
ESTATE AGENTS | EST 1985

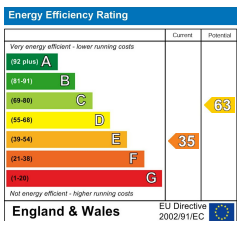


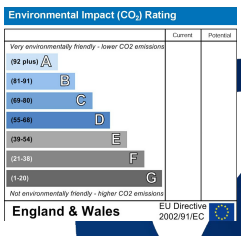
GROUND FLOOR



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.

£350,000

A ONE BEDROOM DETACHED BUNGALOW set in approximately HALF AN ACRE and OFFERING VAST POTENTIAL (SUBJECT TO PLANNING CONSENTS), DOUBLE GARAGE, LARGE ENCLOSED WESTERLY FACING GARDENS, all being offered with NO ONWARD CHAIN.

Gorsley offers amenities to include a Post Office / shop with coffee house, primary school, public house, Baptist chapel, C of E church and bus service to Ross-on-Wye, Newent and Gloucester for further amenities.

For the commuter access can be gained to the M50 motorway (junction 3) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

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.



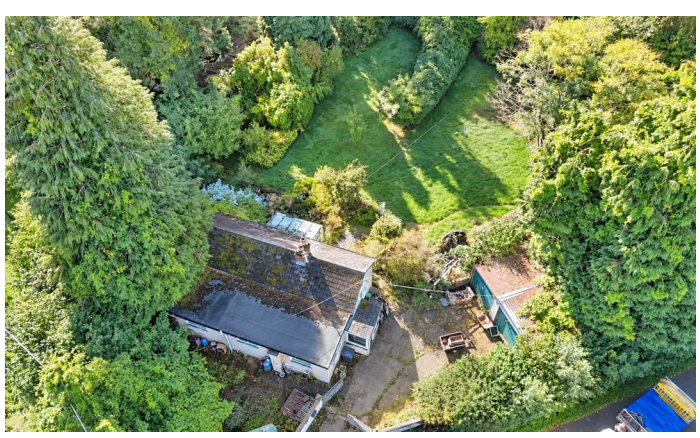












Entrance via part glazed wooden door into the:

ENTRANCE PORCH
Windows to the front aspect, part glazed wooden door giving access to the:

KITCHEN
10'0 x 9'5 (3.05m x 2.87m)
Units, radiator, gas fired Vaillant boiler. Step up into the:

SITTING ROOM
10'5 x 9'8 (3.18m x 2.95m)
Via part glazed wooden door, side and rear aspect UPVC double glazed window, part glazed wooden door into the:

LOUNGE
19'6 x 10'4 (5.94m x 3.15m)
Original fireplace, tiled surround, two rear aspect wooden windows, double wooden doors to a lean to. Step down into the:

INNER HALLWAY
Doorway into storage cupboard, radiator, doorway into:

BEDROOM 1
11'6 x 9'5 (3.51m x 2.87m)
Radiator, front and side aspect wooden window. Back into the hallway, there is an opening through to the:

BATHROOM
7'9 x 6'8 (2.36m x 2.03m)
Comprising shower cubicle with tiled walls, low level WC, wash hand basin and a front aspect frosted wooden window.

OUTSIDE
Metal gates give access onto the driveway, suitable for the parking of three / four vehicles in turn leads to a:

DOUBLE GARAGE
19'6 x 15'9 (5.94m x 4.80m)
Access via up and over doors, power and lighting.

The plot is enclosed by mature hedging and is mainly laid to lawn, small patio area, LPG gas tank to the front, garden is westerly facing. From the metal gates there is a pathway to the porch.

SERVICES
Mains water and electricity, LPG heating, septic tank.

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.

VIEWINGS
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 our Newent office, proceed towards the B4221, following signs for Gorsley and Ross-on-Wye. Continue along the B4221 towards Gorsley, passing through the surrounding countryside. Proceed through Kilcot and into Gorsley, passing Christ Church on your left-hand side, proceed down the hill and Brockmoor Lane will be found on your right hand side. Turn right here and the property will be found on your 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).

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