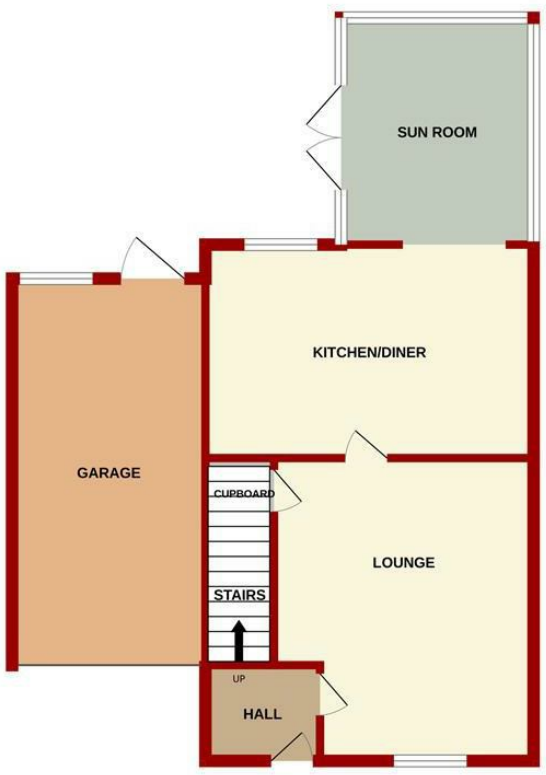
31 Colchester Close
Westbury-on-Severn GL14 1PU

STEVE GOOCH
ESTATE AGENTS | EST 1985



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.

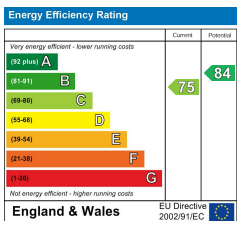


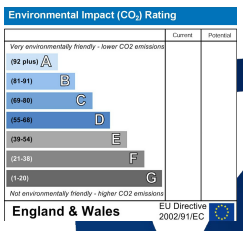


GL14 1PU

TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.

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.

Guide Price £339,950

An EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE having REFITTED KITCHEN & BATHROOMS, MASTER EN-SUITE, LARGE 50' X 40' GARDEN, GARAGE and OFF ROAD PARKING, situated in a VILLAGE LOCATION WITH LOVELY ELEVATED VIEWS.

Westbury-on-Severn is located on the A48 approximately 10 miles from Gloucester and is a popular village providing a range of facilities to include a parish hall, church, primary school, doctor and dental surgeries, Westbury Court Gardens, sports clubs, children's recreational clubs and a bus service to Gloucester and surrounding districts. Local Comprehensive Schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

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



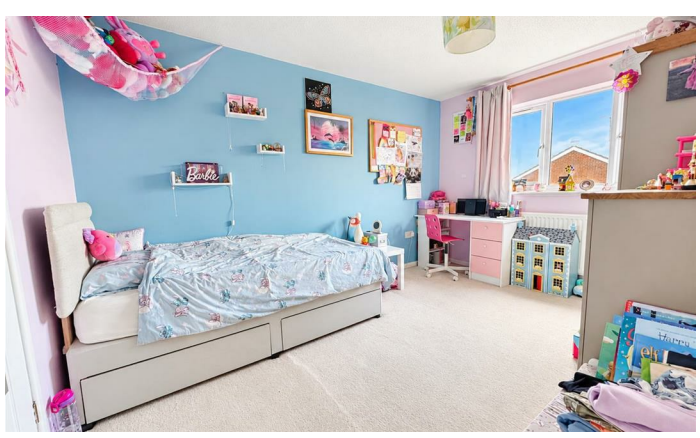












Lawned area to the front of the property.

Front entrance via new double glazed UPVC double glazed door, canopy porch over, into:

ENTRANCE HALL
Door to lounge, radiator, stairs leading off.

LOUNGE
14'4" x 12'3" (4.37m x 3.73m)
Front aspect double glazed UPVC window with single radiator below, door to under stairs cupboard. Door to:

KITCHEN/DINER
15'6" x 10'4" (4.72m x 3.15m)
Fully fitted kitchen, refitted in 2020, with range of wall and base units, space for fridge/freezer, plumbing for washing machine, electric cooker with extractor fan over, integrated dishwasher, laminate flooring throughout ,room for dining table and chairs, single radiator, rear aspect double glazed UPVC window with views to the garden. Opening through to:

CONSERVATORY/SUN ROOM
10'7" x 9'5" (3.23m x 2.87m)
Upper UPVC double glazed, brick construction beneath, side aspect French doors leading to a patio onto the rear garden, inset spotlighting, new roof in 2022.

LANDING
Stairs from entrance hallway leads to landing with door to airing cupboard housing Gas fired boiler, slatted shelving and storage space.

BEDROOM 1
16'5" x 8'2" (5.00m x 2.49m)
Master suite added in 2023. Front aspect double glazed UPVC window offering beautiful far reaching views, radiator beneath, access to roof space, door leading to;

EN-SUITE
8'2" x 5'1" (2.49m x 1.55m)
Tiled floor and walls with frosted glazed window and privacy blind. Three piece suite including shower cubicle, sink and close coupled WC, heated towel rail.

BEDROOM 2
12'8" x 9'2" (3.86m x 2.79m)
UPVC double glazed window, radiator beneath, built in wardrobe, rear aspect window offering beautiful elevated views.

BEDROOM 3
10'2" x 9'1" (3.10m x 2.79m)
Front aspect UPVC double glazed window, radiator beneath and a built in wardrobe.

BEDROOM 4
8' x 6'5" (2.44m x 1.96m)
Front aspect double glazed UPVC window with lovely far reaching views and radiator beneath.

BATHROOM
6' x 5'8" (1.83m x 1.73m)
Renewed in 2025. Fully tiled with frosted UPVC double glazed rear window. Suite comprising bath with electric shower over and glazed screen, sink, close coupled WC, heated towel rail.

GARAGE
18'8" x 9'2" (5.69m x 2.79m)
Single garage with parking for one vehicle. Personal door to rear from the garden.

OUTSIDE
50 x 40ft rear garden with large sandstone patio area with steps up leading to a good sized lawn, mature flower borders surrounding and wooden garden shed. Fully enclosed by wood panelled fencing.

SERVICES
Mains water, electricity, gas and drainage.

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
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 along the A48 towards Chepstow passing through Minsterworth until reaching the village of Westbury on Severn. Upon reaching the centre of the village, pass The Lyon Inn Public House on the left hand side, taking the next left into Colchester Close, where the property can be found towards the end of the cul de sac on the left 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.