26 Oak Way, Huntley GL19 3SD

£260,000

naylor powell

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• Three bedroom home in need of updating • Vast scope and potential • Generous plot and rear garden • Ample parking • Village location • NO CHAIN • Forest of Dean District Council. Tax Band C - £2018.15 (2025/26) • EPC F26

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Entrance Hall
Accessed via front door, stairs to first floor and door into living room.

Living Room
Generous space with window to the front aspect and door into dining room.

Dining Room
Window to rear aspect overlooking the garden and door into kitchen.

Kitchen
Double drainer, stainless steel sink unit, cupboards and work surface and space for appliances. Plumbing for washing machine, rear aspect window overlooking the garden, understairs pantry cupboard, the warm air heating system and door to side.

First Floor Landing
Window to side aspect, access to loft space, airing cupboard and doors leading off.

Bedroom One
Window to front aspect.

Bedroom Two
Window to rear aspect.

Bedroom Three
Window to front aspect.

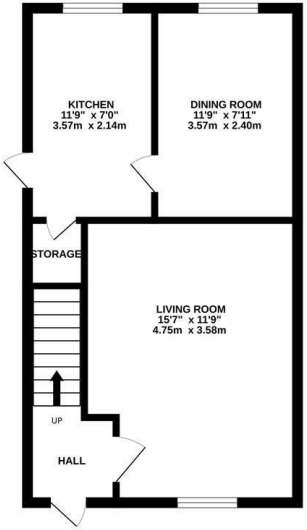
Bathroom
Coloured suite comprising bath, WC and wash basin with frost window to rear aspect.

Outside
At the front of the property is a garden laid to lawn with hedge boundary to right hand side. There is a driveway with car port and tandem parking for 4 vehicles. Gated access leads to rear garden which is a generous size and is mainly laid to lawn with some mature shrubs and bushes and is enclosed by fencing surround.

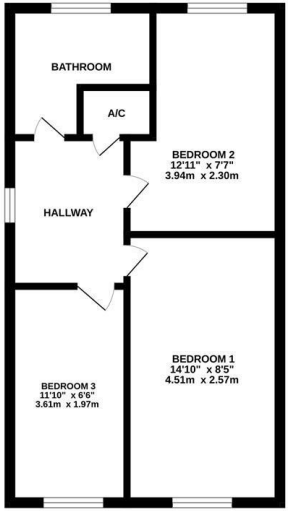
Location
Huntley is a village located approximately 5 miles west of Gloucester on the A40 in the north of the Forest of Dean. With a CE primary school providing education from 4 to 11 years, a church, a garden centre, and traditional butchers, two pubs plus a community centre and two filling stations with convenience stores. A football and cricket club, the cricket club, founded in 1874, has its own ground to the south of the main road.

Material Information
Tenure: Freehold
Council tax band: C

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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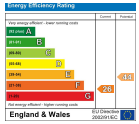
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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