1 Royal Springs, Longhope GL17 0PJ

£255,000

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• Rarely available four bedroom semi detached family home • Ample off road parking for several vehicles • Detached double garage • Ensuite to Master bedroom • Two reception rooms • EPC D55 • Forest of Dean District Council Tax band B £1847.72 - (2026/27)

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1 High Street, Newent, GL18 1AN

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Entrance Hall
Stairs leading up to first floor and doors leading off.

WC
Suite comprising Saniflo WC and wash basin. Frosted window to front aspect.

Living Room
Large window to the front aspect and door into dining room.

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

Kitchen
Well appointed and modern kitchen with a range of base and wall mounted gloss finished cupboards with worktops, single drainer sink unit, built in appliances to include dish washer, electric oven, electric hob with extractor hood over, space for further appliances, window to side aspect and door to rear garden.

Bedroom One
Generous double with dual aspect windows and door into ensuite.

Ensuite
Shower room with suite comprising double shower enclosure, WC and wash basin and window to rear aspect.

Bedroom Two
Good sized bedroom with window to the front aspect.

Bedroom Three
Double room with window to rear aspect.

Bedroom Four
Built in wardrobe and window to the front aspect.

Shower Room
Suite comprising shower enclosure, WC and wash basin. Frosted window to the rear.

Outside

The property is approached via a gravelled driveway which in turn leads to block paved driveway with parking for several vehicles and leads to detached double garage (5.90m x 5.01m external measurements) with two up and over doors and pedestrian door to rear. There is an expanse of lawn to the front with mature tree and fencing surround. Side access leads to rear garden which is gently sloping and in need of some improvement.

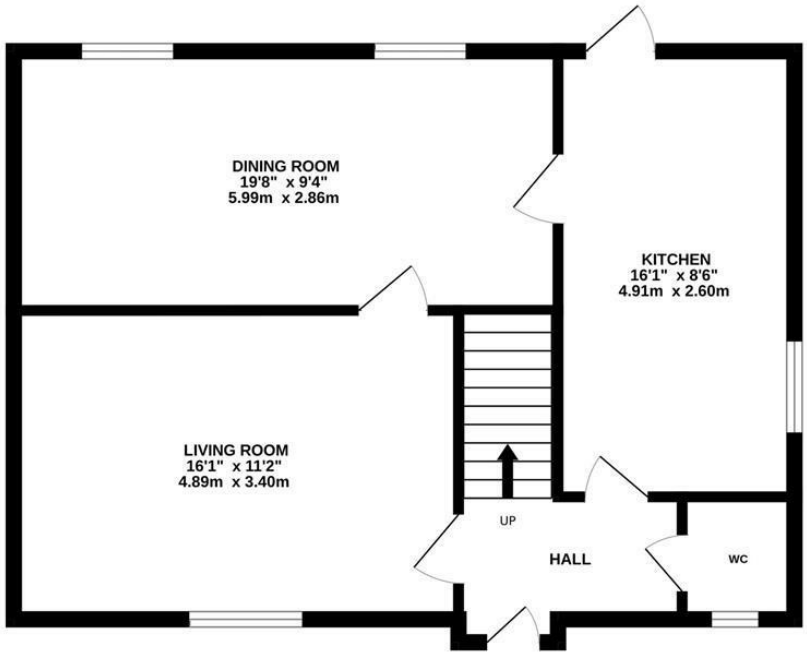
Location

Longhope, a small rural village on the outskirts of the Forest of Dean holds a lively community for all walks of life. Benefiting from a community post office, village stores, primary and secondary schooling within the local towns of Mitcheldean and Newent the village leads itself to family life.

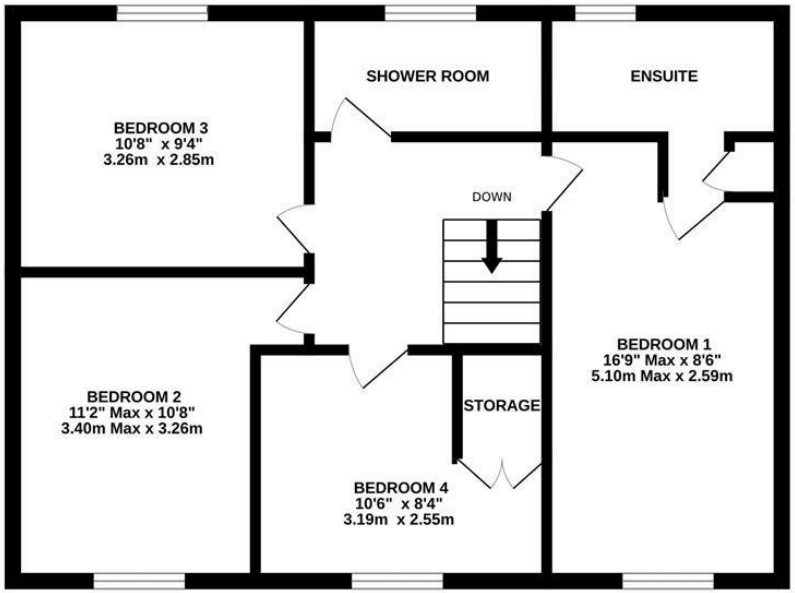
Material Information

Tenure: Freehold
Council tax band: B
Local Authority & rates: Forest of Dean District Council - £1847.72 (2026/27)
Electricity supply: mains
Water supply: mains
Sewerage: mains
Heating: Oil
Broadband speed: Basic (ADSL) 11Mbps
Superfast (FTTC) 38 Mbps Ultrafast (FTTP) 1000mb
Mobile phone coverage: Vodafone, Three, O2
Agents Note: This property was originally built as a Hawksley Construction but has been rebricked since (1990) with the relevant certificates

GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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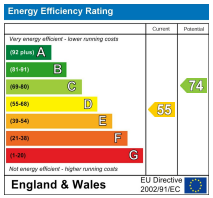
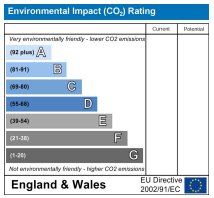
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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