

Iniscot Corsend Road, Hartpury GL19 3BP

£385,000

naylor powell

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• Detached property with no onward chain • Rural village of Hartpury • Views of the surrounding coutryside • Parking for two vehicles • EPC E39 • Council tax band D (£2,242.78 - 25/26)

£385,000

1 High Street, Newent, GL18 1AN

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Porch
Canopy entrance porch with tiled flooring and door leading inside.

Entrance Hall and Utility
A spacious hall ideal for coats and shoes etc. Worktop with plumbing under for washing machine, storage cupboard, window to rear aspect and doors leading off.

WC
WC and was basin.

Living/Dining Room
Generous space with exposed ceiling beam, decorative fire surround and large window to the front aspect. There are also stairs leading up to first floor.

Kitchen
Well appointed kitchen with a range of base and wall mounted units with worktops. Space for electric oven, built in electric hob with extractor hood over. Space for further appliances, tiled flooring ,dual aspect windows and door to outside.

First Floor Landing
Airing cupboard and doors leading off to bedrooms and bathroom.

Bedroom One
Dual aspect windows enjoying far reaching rural outlook.

Bedroom Two
Window to the front aspect.

Bedroom Three
Window to side aspect.

Bathroom
Modern, white suite comprising bath with shower over, vanity wash basin and WC. Panelled walls and frosted window to rear aspect.





Outside
To the front of the property is shared driveway which leads to parking for one/two vehicles. gated side access leads around to the rear garden which is mainly laid to lawn with fencing surround.

Location
Hartpury, located approximately 5 miles north of the historic city of Gloucester, provides various amenities including primary schooling, weekly post office service, public house and active community with various social groups and clubs. Popular with both young families and working professionals due to easily accessible commuting links, the village is known for the prestigious Hartpury College with its extensive equestrian and sporting facilities.

Material Information
Tenure: Freehold
Council tax band: D
Local authority and rates: Forest of Dean District Council - £2,242.78 25/26
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil
Broadband speed: Basic 19 Mbps, Superfast 80 Mbps
Mobile phone coverage: EE(Limited), Vodaphone(Limited), Three(Limited), O2(Likely)
Agents note: The photographs were taken before the current tenancy.



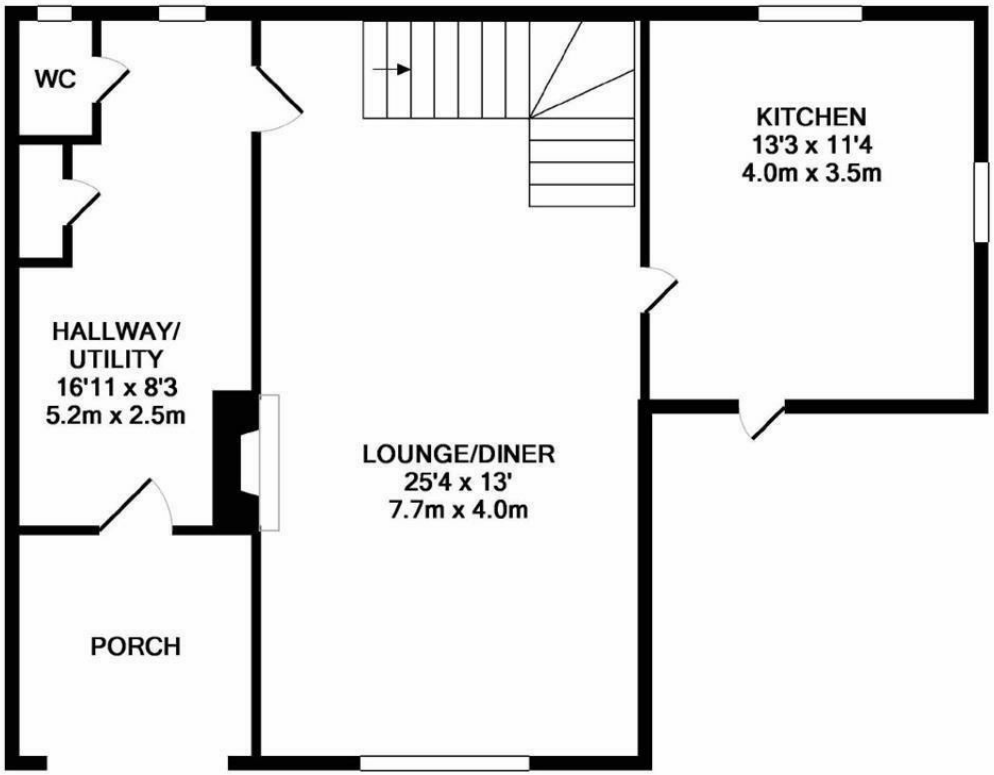




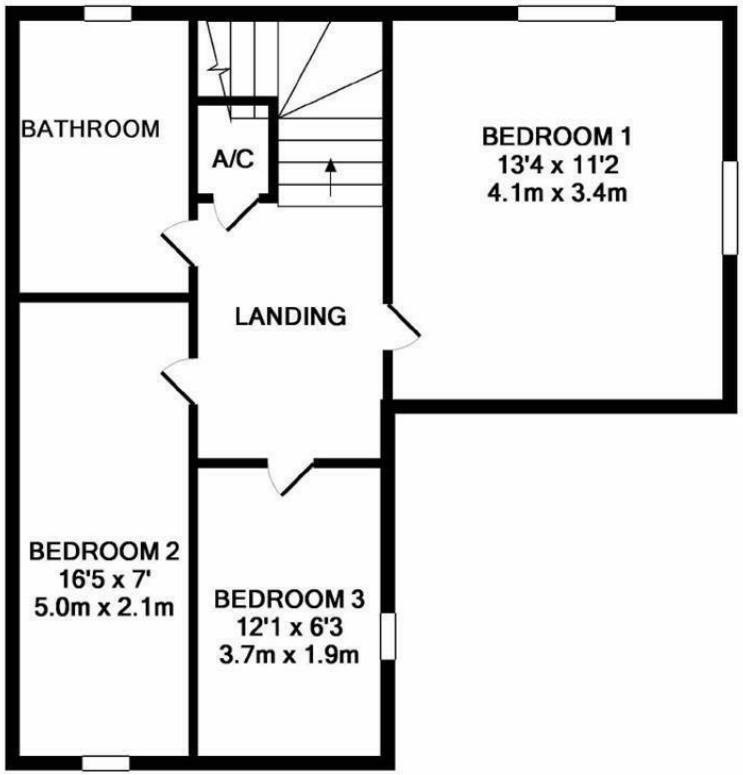








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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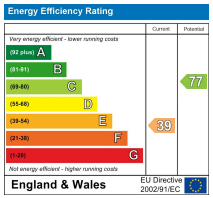
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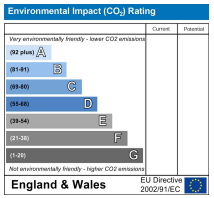
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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