



10 Byfords Close, Gloucester GL19 3SA
£239,950



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• No onward chain • Three bedroom semi-detached home in a popular village location • Conservatory with French doors to the rear garden • Front and rear gardens • Off-road parking and on-bloc garage • Living room with bay window • EPC C71 • Tax Band B • Freehold

£239,950



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Entrance Hall

A storm canopy shelters a double glazed door which leads in to the entrance hall. A door takes you to the living room and stairs lead to the first floor.

Living Room

Carpeted throughout. Bay window to front aspect, over looking front garden and a door leading to the kitchen/dining room.

Kitchen Dining Room

Ample storage in a range of floor and eye level units alongside integrated appliances to include electric oven, four ring electric hob and ceramic sink. Space for fridge freezer and plumbing for washing machine. Additional storage is located in the understairs cupboard which currently houses the tumble dryer.

Conservatory

A double glazed door from the kitchen leads through to the conservatory which can serve a variety of uses. There is laminate flooring, space for storage units and French doors leading to the rear garden.

Master Bedroom

Window to rear aspect. Built-in wardrobe with sliding doors.

Second bedroom

Window to front aspect overlooking the front garden.

Third Bedroom

Window to front aspect.

Bathroom

White suite to include WC, wash hand basin and bath with shower over. Obscured glass window to the rear.

Outside

The front garden offers a lawned area with path leading to the front door. Accessed via the side gate, the rear garden is hard landscaped offering a low maintenance space.

Garage

Single garage with up and over door and parking space in front.

Location

Huntley is a village located seven miles west of Gloucester along the A40 with easy access to the Forest of Dean. The village offers a Church of England Primary School providing education from 4 to 11 years. You will also find Leaf Creative Garden Centre with cafe, Woods Family Butchers plus two filling stations with convenient stores. There is a football and cricket club which was founded in 1874 and has its own ground along Grange Court Lane

Material Information

Tenure: Freehold

Council tax band: B

Local authority and rates: Forest of Dean District Council
£1615.49 (2023/24)

Electricity supply: Mains

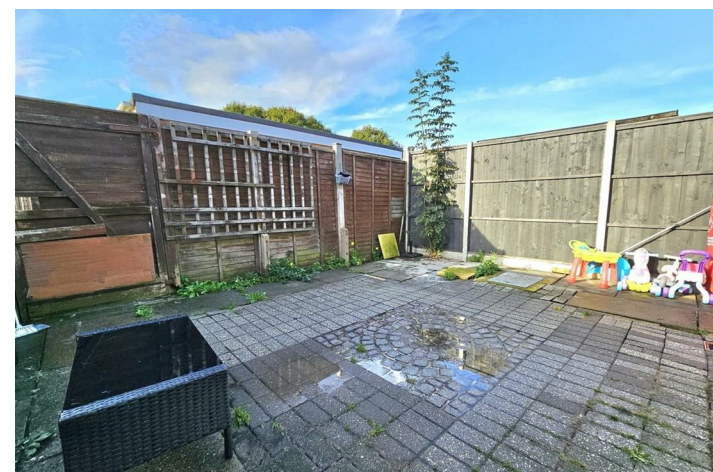
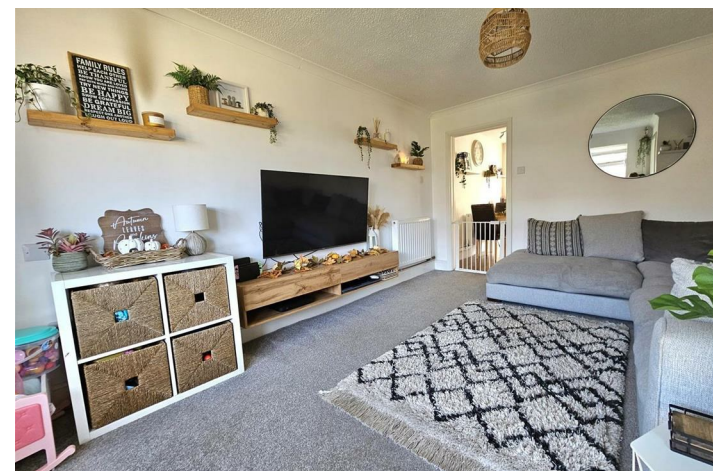
Water supply: Mains

Sewerage: Mains

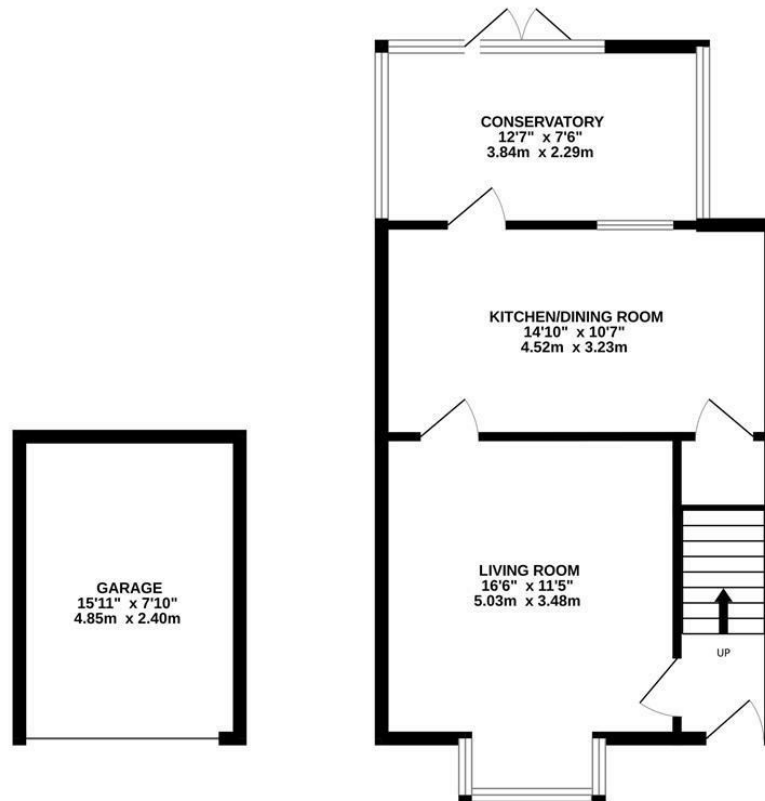
Heating: LPG Gas bottles

Broadband speed: Basic 3 Mbps, Ultrafast 49 Mbps

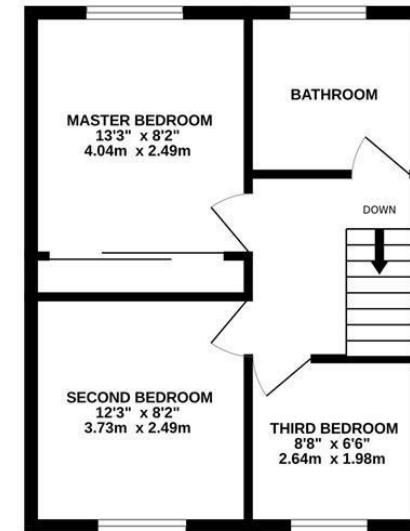
Mobile phone coverage: EE, Vodafone, O2, Three



GROUND FLOOR



1ST FLOOR



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