



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

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, overlooking 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



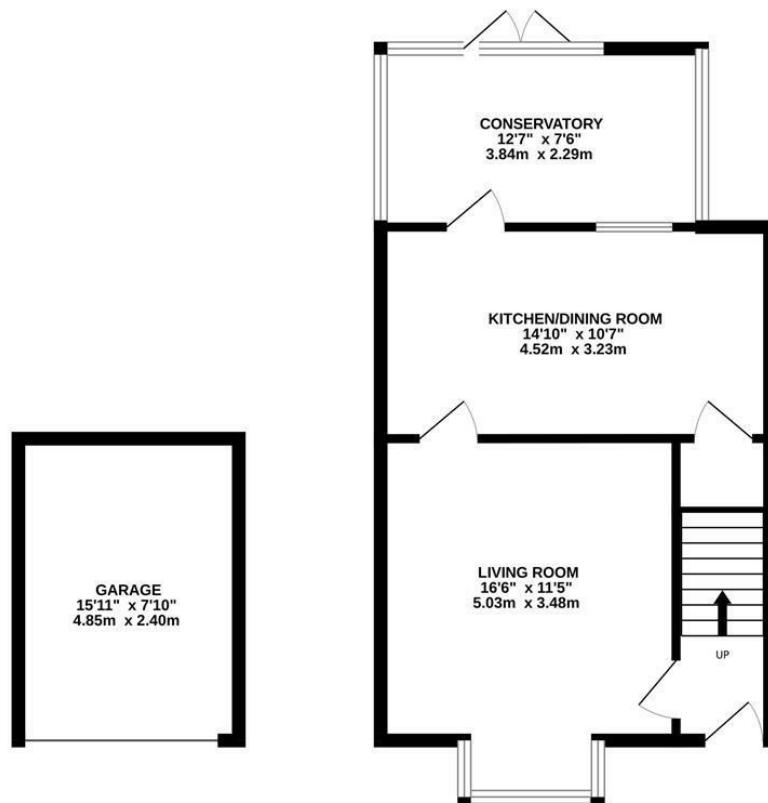
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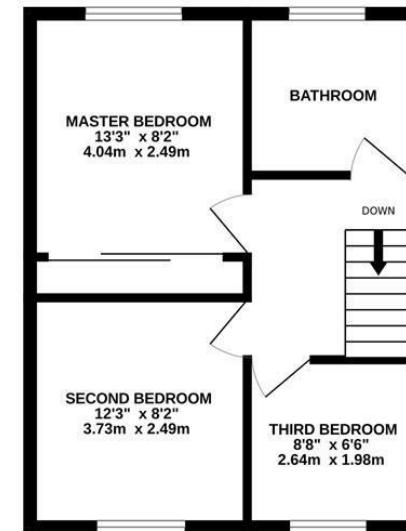
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GROUND FLOOR



1ST FLOOR



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(A+ to A)		
(A+ to A)	A		
(B+ to B)	B		
(C+ to C)	C		
(D+ to D)	D		
(E+ to E)	E		
(F+ to F)	F		
(G+ to G)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

