



50 Orchard Rise, Gloucester GL19 3AT
£300,000



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• Well presented family home • Close to local school • Village location • Garage • Parking • EPC D58 • Council tax band C

£300,000



1 High Street, Newent, GL18 1AN

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Entrance hall

Stairs to the first floor and doors leading off.

Living room

Large window to front aspect allowing in lots of natural light. Decorative fireplace with timber mantle above. Alcove storage cupboards and shelving.

Kitchen/diner

Modern, gloss grey kitchen comprising a range of wall and base mounted units with laminate wood effect worktops and upstands. Appliances to include a sink and drainer unit with mixer tap above, integrated dishwasher and washing machine, oven and grill with ceramic induction hob and stainless steel extractor hood above. Dining area with radiator, space for a free standing fridge/freezer and dining table with full height picture window and door overlooking the rear garden. Under stairs storage cupboard providing additional storage and inset ceiling spotlights.

First floor landing

Access to loft space, airing cupboard and doors leading off.

Bedroom one

Two windows to the front aspect, radiator.

Bedroom two

Window to rear aspect, radiator.

Bedroom three

Window to rear aspect, radiator.

Family bathroom

Modern white suite comprising "P" shaped bath with mixer tap, shower over and folding glass screen, vanity wash hand basin, shaver point, wall mounted mirror, WC, heated towel rail, side aspect frosted windows.

Outside

To the front of the property, a picket gate gives access to a pathway leading to the front door and has lawned areas either side.

The rear garden is mainly laid to lawn with gravelled patio area and garage with power, lighting, rear aspect window and double doors to the front. A gate at the rear of the garden leads to off road parking for two vehicles in front of the garage.

Location

Tibberton is located 5 miles from Gloucester and 5 miles from Newent and is surrounded with beautiful countryside. This strong community benefits from its own village hall and grounds that continually host an array of activities and events, including sports activities to barn dances and the yearly Tibberton Show. The village also has its own chapel and primary school knitted into the community. There are beautiful countryside walks around the village leading to the surrounding villages and beyond.

Material information

Tenure: Freehold

Council tax band: C

Local Authority & rates: Forest of Dean District Council - £1908.45 (2024/2025)

Electricity supply: mains

Water supply: mains

Sewerage: mains

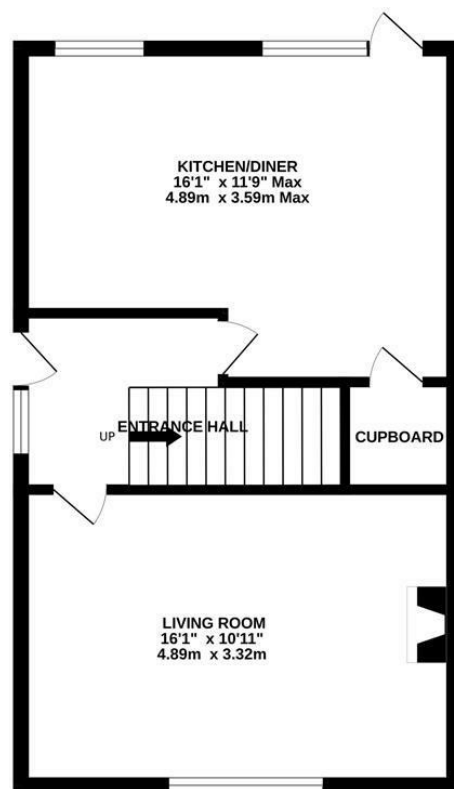
Heating: Oil

Broadband speed: Basic 18 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps

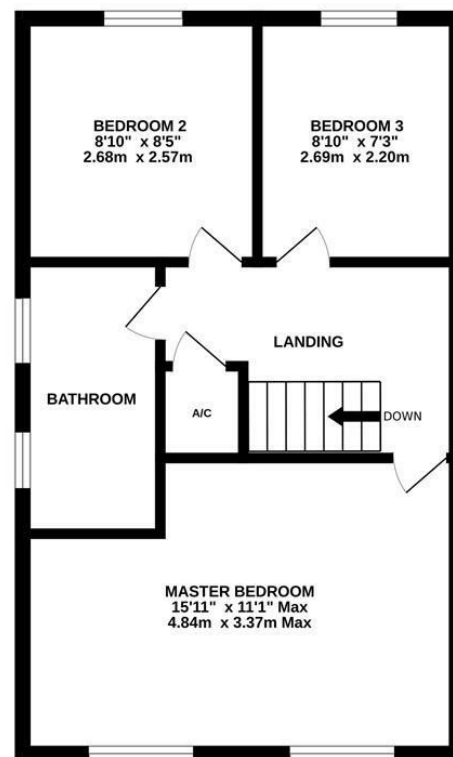
Mobile phone coverage: EE, Vodafone, O2



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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