



Orchard Way, Huntley GL19 3HP

£285,000



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• Large corner plot • In quiet cul-de-sac • Potential to extend and improve • Garage and driveway • Village location • EPC F37

£285,000

Accommodation

The property is situated at the end of a cul-de-sac and has a good sized corner plot. The property is accessed via a canopy porch at the front which leads into an entrance hall with two handy storage cupboards. Door from here leads into the living room which has a large window to the front and a charming port hole window also to the front. The open, kitchen/diner is a great space and has sliding doors to the garden. A utility area can also be accessed from the entrance hall which has door to garden and a sliding door leading into the attached garage. Off the kitchen and also accessible from the living room is an inner hallway which give access to the bathroom and also to the bedrooms. Bedroom three leads into bedroom one however, could be separated or indeed used as a dressing room or study if preferred. The property would benefit from modernising and offers an exciting challenge with various options and scope.

Outside

There is parking at the front and an expanse of lawn enclosed by a dwarf wall. Gated side access leads around to a paved area ideal for an extension if required and in turn leads to the rear garden which is mainly laid to lawn with patio area.

Location

Huntley is a village located 7 miles west of Gloucester on the A40 in the north of the Forest of Dean. With a Church of England primary school providing education from 4 to 11 years, church, garden centre and traditional butchers, plus a filling station. A football and cricket club, the cricket club, founded in 1874, has its own ground to the south of the main road and runs an annual Beer Festival in the summer.

Tenure, Services and Local Authority

Tenure - Freehold

Services - Oil fired central heating, mains water, drains and electric

Local Authority Forest of Dean District Council Tax Band D - £1682.22 - 20118/19

Directions

Leave Newent via Culver Street taking the B4216 sign posted Huntley, proceed for approximately 4.5 miles and turn left at the main road towards Gloucester. Take the next left at the traffic lights onto North Road (immediately after the Red Lion Public house) continue following into Tibberton Lane and continue along and then take the second turning on your right into Orchard Way and bear



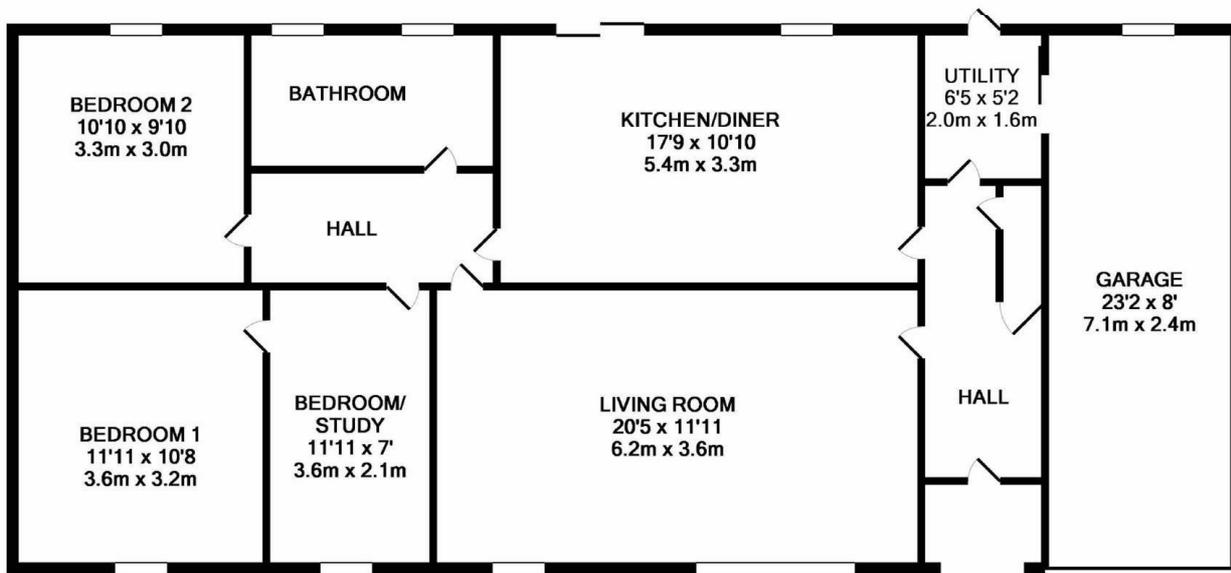
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