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## **31 Orchard Rise, Tibberton, GL19 3AT**

**£325,000**

This rarely available three-bedroom semi-detached home presents an excellent opportunity for families and individuals alike. Located on the desirable Orchard Rise, the property is conveniently situated near the local primary school\*\*\*CHAIN FREE\*\*\*

Tibberton is located 5 miles from Gloucester and 5 miles from Newent, The local primary school is Tibberton Community Primary, the village also has a Church and Village Hall.

## Entrance Hall

Living Room 16'8 x 10'11 (5.08m x 3.33m)

Dining Room 20'1 x 7'7' (6.12m x 2.31m')

Kitchen 8'11 x 7'10 (2.72m x 2.39m)

Study 11'11 x 10'11 (3.63m x 3.33m)

Bedroom 3 8'11 x 8'10 (2.72m x 2.69m)

## Bathroom

Bedroom 1 10'1 x 8'1 (3.07m x 2.46m)

Bedroom 2 12'10 x 8'2 (3.91m x 2.49m)

## Services

Mains drainage, Oil.

Forest Of Dean District Council tax band D

## OUTSIDE

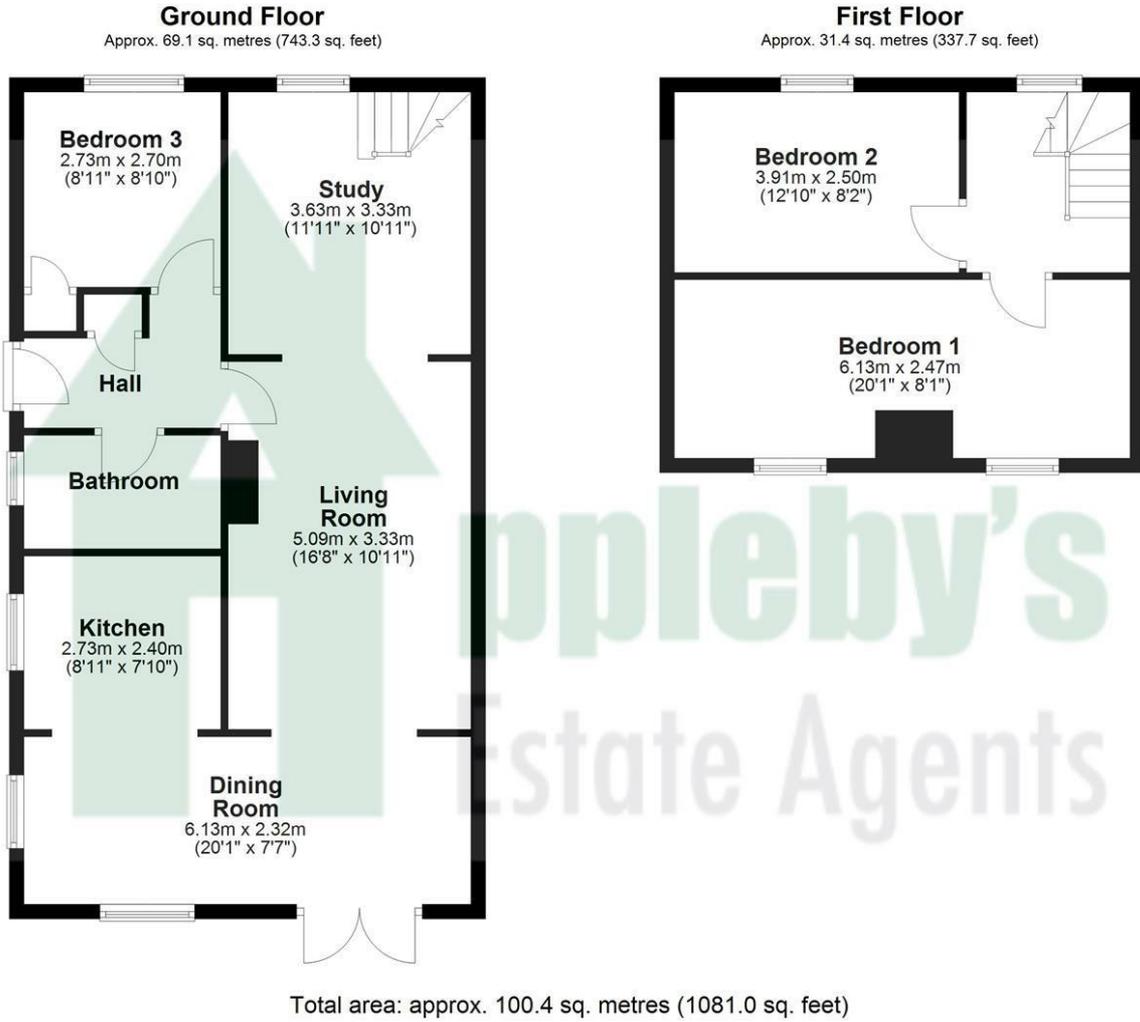
To the front of the property is a garden laid to lawn with shrub borders. Driveway with parking for two vehicles which in turn leads to a covered car port (7.98m x 3.69m) accessed via up and over metal garage door with personal door to the side. Ideal for storage or additional parking.

The rear garden enjoys a raised decked area off the dining room, mainly laid to lawn, paved and gravel patio areas and far reaching views over the orchard behind and surrounding countryside.

## Tenure

Freehold

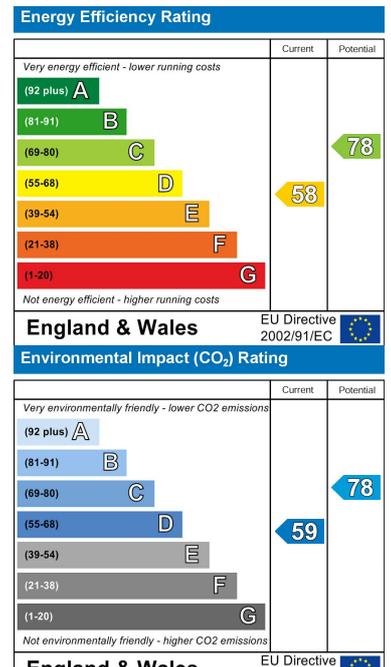
# Floor Plan



# Area Map



# Energy Efficiency Graph



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