

ESTATE AGENTS



Farr & Farr

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PRICE : £325,000

REF : LG23755/JF

**16 CORSEND ROAD
HARTPURY
GLOUCESTER
GL19 3BP**



**A GOOD SIZED 1950'S SEMI DETACHED FAMILY HOME
IN A LOVELY QUIET POSITION WITH VIEWS TO THE
MALVERN HILLS**

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16 CORSEND ROAD, HARTPURY, GLOUCESTER, GL19 3BP

Corsend Road is a small country road situated on the edge of this lovely village of Hartpury, approximately 5 miles to the North West of Gloucester. Within the village there are excellent pubs, a good school and the multiple facilities of Gloucester, Tewkesbury, Cheltenham and the M5 motorway are within easy reach.

Number 16 offers good-sized open plan accommodation with a great deal of further potential. It has a large 30ft lounge / dining / sitting room with adjoining conservatory, as well as a utility. To the exterior there is ample parking to the front, a large garage and gardens with open views.

**3 BEDROOMS; RECENTLY REFITTED BATHROOM;
30FT LOUNGE / DINING ROOM WITH ADJOINING KITCHEN;
UTILITY ROOM; CONSERVATORY; CLOAKROOM;
CALOR GAS CENTRAL HEATING;
SOME UPVC DOUBLE GLAZING; LARGE GARAGE;
AMPLE PARKING TO THE FRONT; ENCLOSED REAR GARDENS
WITH LOVELY VIEWS**

ENTRANCE PORCH :

UPVC double glazed front door with leaded light detail and side window. Tiled floor. Light. Door to garage. Glazed front door to :

ENTRANCE HALL :

Staircase to landing. Radiator. Understairs cupboard with consumer box and meters.

LOUNGE / DINING ROOM : 30'4 x 12'2 Max.

Sitting Area :

Timber fireplace and pebble effect gas fire with marble inset. TV point. Double radiator. Inset ceiling spotlights. Wall light point. Wide arch to :

Sitting / Dining Area :

Single and double radiators. Inset ceiling spotlights. Wide arch to kitchen and UPVC double glazed sliding patio doors to :





CONSERVATORY : 12'4 x 9'1.

White aluminium and single glazed with light and power. Single glazed aluminium French doors to terrace and garden.



KITCHEN : 10'2 x 8'6.

Wide breakfast bar divide from dining area. Inset stainless steel sink unit with cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Vinyl flooring. Space for fridge freezer. Door to :



UTILITY ROOM : 12'6 x 9'2.

Wall and base units with worktops. Part tiled walls. Tiled floor. Plumbing for washing machine.

CLOAKROOM :

Low-level WC. Wash hand basin. Timber floor. Door to garden. Half glazed door to garage.

FIRST FLOOR LANDING :

Of a good size with access to loft with retractable ladder.

BEDROOM 1 : 12'1 x 10'6.

Range of treble wardrobe cupboards with hanging space, shelving and drawers. Three mirrored sliding doors. Radiator. Three windows with floral curtains.



BEDROOM 2 : 10' x 10'.

Radiator. Two mirrored sliding doors and a single cupboard.



BEDROOM 3 : 9'1 x 8'10.

Radiator.

BATHROOM :

White suite of Jacuzzi bath with mixer taps and shower attachment. Separate shower cubicle with fully tiled walls, glazed screen and door with stainless steel controls. Vanity unit with wash hand basin. Low-level WC. Tiled floor. Heated towel rail / radiator. Inset ceiling spotlights. Extractor fan.



EXTERIOR :

FRONT GARDENS :

Of a good size with macadam driveway with parking for several cars, lawns and shrub beds. Enclosed by close boarded fencing and paved terrace.

GARAGE : 19' x 9'7. Timber up and over door to the front. Power, light and eaves storage. Workbench and shelving.

REAR GARDENS :

Of a good size with large area of partially covered paved terrace with outside tap. Good area of lawns with shrub borders to either side. Enclosed by close boarded fencing with views over undulating countryside and farmland to the Malvern Hills.



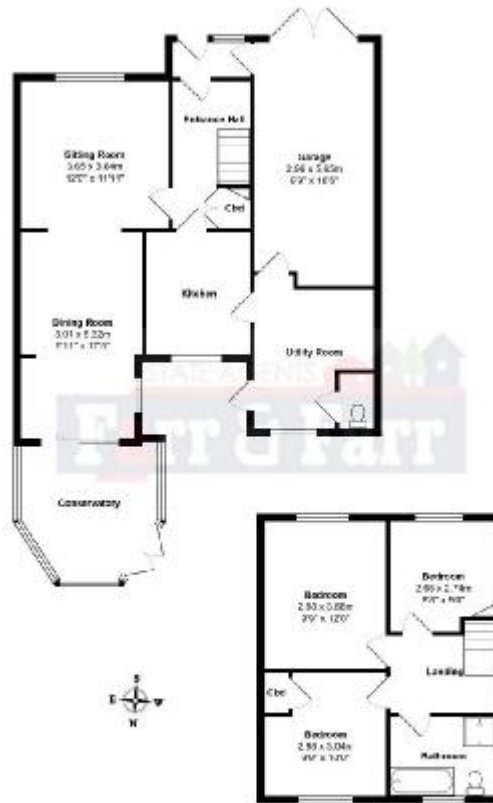




EPC RATING : F-35

NOTE :

All measurements are approximate.



16 Coward Road, Harebury, Gloucester. GL9 5BP

Approx Total Area: 124.6 m² / 1,342 ft²
 Drawn by: www.gloUCESTERenergy.com
 This plan is for layout purposes only. Not drawn to scale, unless stated.
 Windows and door openings are approximate.
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 competent buildings surveyor, see decisions based upon the plan.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT.