



Old Elm Rise

Longhope, GL17 0UZ

£325,000



Situated in the charming village of Longhope, this modern semi-detached house on Old Elm Rise offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming reception room, perfect for relaxing or entertaining guests.

The property boasts two bathrooms, ensuring that morning routines run smoothly for everyone in the household. Additionally, the ample parking space for three vehicles is a significant advantage, providing ease and accessibility for residents and visitors alike.

Longhope is a sought-after village known for its friendly community atmosphere. Residents can enjoy the local amenities, including a family-run pub and restaurant, which adds to the charm of village life. This location not only offers a peaceful retreat but also fosters a sense of belonging.

In summary, this semi-detached house on Old Elm Rise presents an excellent opportunity for those looking to settle in a desirable area. With its modern features, spacious layout, and proximity to local amenities, it is a property that truly deserves your attention.



Entrance Hall :

4'3" x 11'0" (1.30 x 3.37)

Stairs to first floor, door to W.C and living room, smoke alarm, radiator, power and lighting.

Cloakroom :

2'11" x 5'8" (0.90 x 1.75)

Double glazed frosted upvc window, W.C, hand wash basin, radiator, lighting.

Living Room :

13'2" x 15'9" (4.03 x 4.82)

UPVC double glazed window to front aspect, radiator, TV point, power and lighting.

Kitchen / Diner :

16'4" x 11'7" (4.98 x 3.54)

A range of eye level and base units, integrated fridge freezer and dishwasher, space for washing machine, one and a half howl stainless steel sink with mixer tap, UPVC double glazed window, gas hob with gas oven and extractor hood above, space for dining room table, storage under the stairs, double glazed upvc double doors to rear garden, radiator, power and lighting.

Landing :

9'7" x 3'6" (2.94 x 1.09)

UPVC double glazed window, power and lighting, doors to bedrooms and bathroom, loft hatch, smoke alarm.

Bedroom 1 :

13'1" x 10'8" (4.00 x 3.27)

Radiator, UPVC double glazed window to front aspect, power and lighting, door to ensuite, storage cupboard housing the boiler.

En-Suite :

6'6" x 5'8" (2.00 x 1.75)

Shower cubicle, UPVC double glazed frosted window, W.C, hand wash basin, shaver point, lighting and extractor fan.

Bedroom 2 :

9'9" x 9'10" (2.99 x 3.00)

UPVC double glazed window to rear aspect, power and lighting, double panelled radiator.

Bedroom 3 :

6'3" x 9'9" (1.91 x 2.99)

UPVC double glazed window to rear aspect, power and lighting, double panelled radiator.

Bathroom :

6'5" x 6'5" (1.96 x 1.97)

W.C, hand wash basin, bath tub with shower above and a glass shower screen, extractor fan, lighting, shaver point, heated towel rail.

Garage :

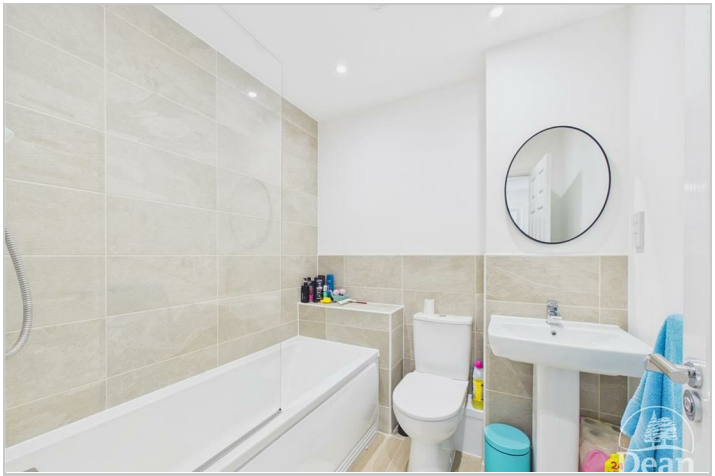
9'7" x 19'6" (2.94 x 5.96)

Power and lighting, up and over door.

Outside :

Patio area for outdoor furniture, lawned grass,

raised beds, side access, outdoor tap and electric. To the front is off road parking.



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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold. Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area⁽¹⁾

1085 ft²
100.8 m²

(1) Excluding balconies and terraces

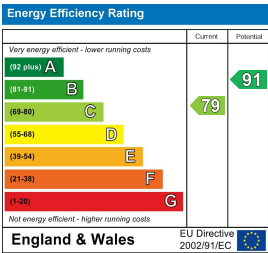
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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