



**Rookery Villas, Hartland Hill, Minsterworth, Gloucester**  
**£300,000**

3 bedroom terraced house for sale | Freehold

## At first glance

- 3 Bedrooms
- Close to travel networks
- Countryside views
- Light and modern accommodation
- Open plan layout
- Secure, enclosed garden to rear
- Semi-rural location

## In detail

A beautifully presented and light three bedroom mid-terraced property offering enclosed garden to rear and far-reaching countryside views, situated in a semi-rural location within close proximity to the town of Gloucester.

This property offers comfortable and well-loved living accommodation set over two floors. Internally, the property comprises; entrance hall, lounge, snug/office, kitchen/diner, conservatory, cloakroom, three bedrooms upstairs and bathroom.

Externally, there is a courtyard area to front, and to rear, there is an enclosed garden which is laid to patio and lawn, perfect for sitting outside and relaxing during summer evenings.

Minsterworth is located within close proximity (5.1 miles) to the city of Gloucester and under 12 miles to the Spa town of Cheltenham its us lucky enough to have a Pub within walking distance. Closer villages include Highnam, Westbury on Severn and Newnham-on-Severn which offer their own local facilities, including primary schools, public houses, pharmacy, post offices and more. There is a regular bus service which runs to and from the various villages/towns and cities and Gloucester train station is close by providing access to further destinations.

A wider range of facilities and activities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with access onto the M5 and the Midlands.

Council Tax Band: B (Forest of Dean District Council )

Tenure: Freehold

Parking options: On Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Septic Tank





### **Entrance hall**

Windows to side aspects, access through to lounge.

### **Lounge**

w: 10' 5" x l: 16' 5" (w: 3.18m x l: 5m)

Radiators, feature fireplace, window to front aspect, wood effect flooring, opening to snug/office, access through to kitchen/diner.

### **Snug**

w: 8' 6" x l: 8' 11" (w: 2.59m x l: 2.72m)

Could be utilised as a playroom or office.

Wood effect flooring, radiator, window to front aspect, stairs leading up to first floor.

### **Kitchen/diner**

w: 8' x l: 12' (w: 2.44m x l: 3.66m)

Fitted units at eye and base level with worktop space, sink unit with mixer tap and drainer, integrated oven with four ring halogen hob and extractor hood above, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, tiled flooring, opening to conservatory.

### **Conservatory**

w: 11' 5" x l: 12' 9" (w: 3.48m x l: 3.89m)

Glass roof, tiled flooring, space for dining table and chairs, wall mounted gas combi boiler, radiator, windows and French doors to rear aspect, access through to cloakroom.

### **Cloakroom**

WC, wash hand basin, heated towel rail, tiled flooring, glass roof.

### **FIRST FLOOR:**

#### **Landing**

Radiator, exposed wooden beams, access through to all three bedrooms and bathroom.

#### **Bedroom 1**

w: 8' 2" x l: 12' (w: 2.49m x l: 3.66m)

Radiator, windows to rear aspect with wonderful views, carpeted flooring.

#### **Bedroom 2**

w: 10' 5" x l: 11' (w: 3.18m x l: 3.35m)

Radiator, exposed wooden beams, window to front aspect, carpeted flooring.

#### **Bedroom 3**

w: 5' 7" x l: 9' 2" (w: 1.7m x l: 2.79m)

Radiator, exposed wooden beams, window to front aspect, carpeted flooring.

#### **Bathroom**

Bath with shower attachment, wash hand basin with vanity unit, WC, heated towel rail, vinyl flooring, exposed wooden beams.

#### **Outside**

To the front of the property, there is a small courtyard garden which is enclosed by stone walling and fencing. To the rear, there is a flagstone patio area which is perfect for sitting outside during warmer months, which then leads onto a lawned area enclosed by fencing. There is a gate at the bottom of the garden which provides access to an additional small parcel of land. There are wonderful views over far reaching countryside beyond. Please note; the property has a "right of way" over a neighbouring property to allow access to the rear garden from the front.

#### **Services**

Mains water, gas, and electric connected. Septic tank shared with next door.

\*\* The services and heating system, where applicable, have not been tested. \*\*

#### **Viewings**

By prior appointment with Hills.

#### **Rates**



Council Tax Band: B

Please refer to [https://www.counciltax.info/council/forest\\_of\\_dean](https://www.counciltax.info/council/forest_of_dean) for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

**Water Rates**

Severn Trent - to be advised.

**Money Laundering Regulations**

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

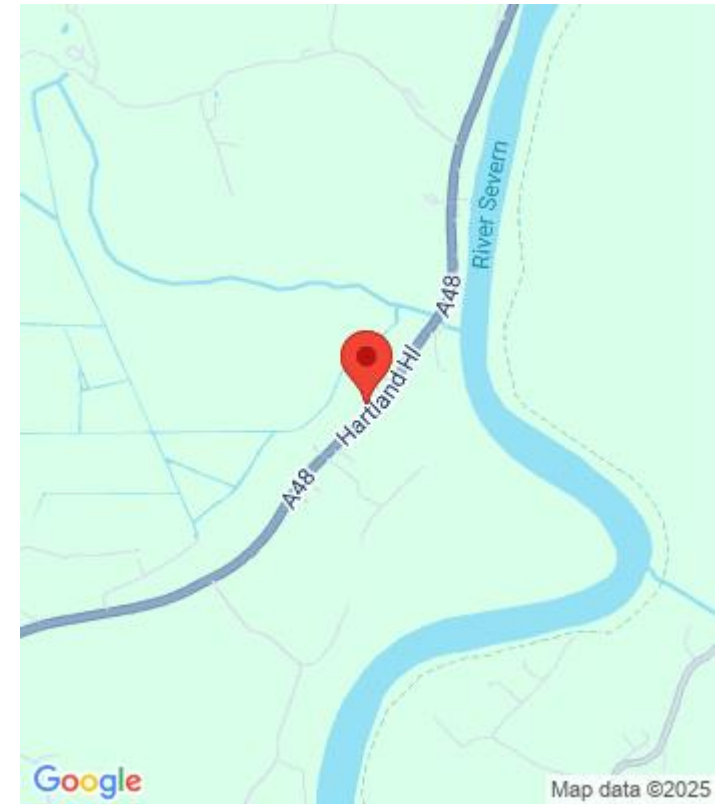
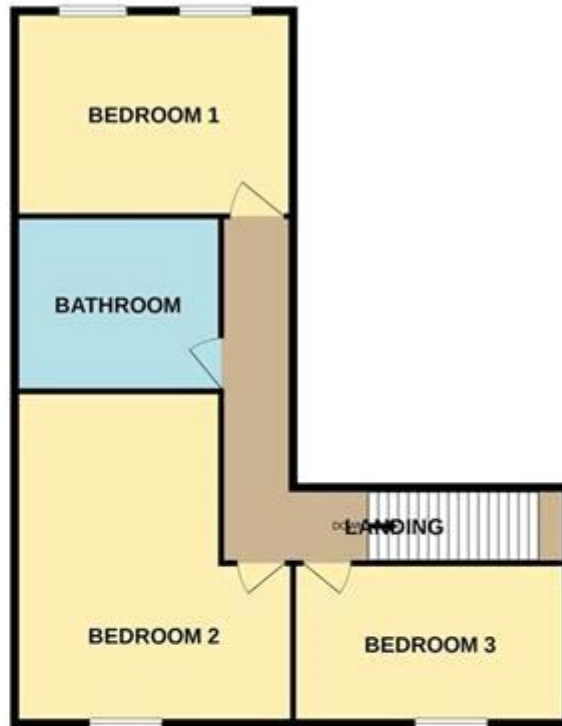
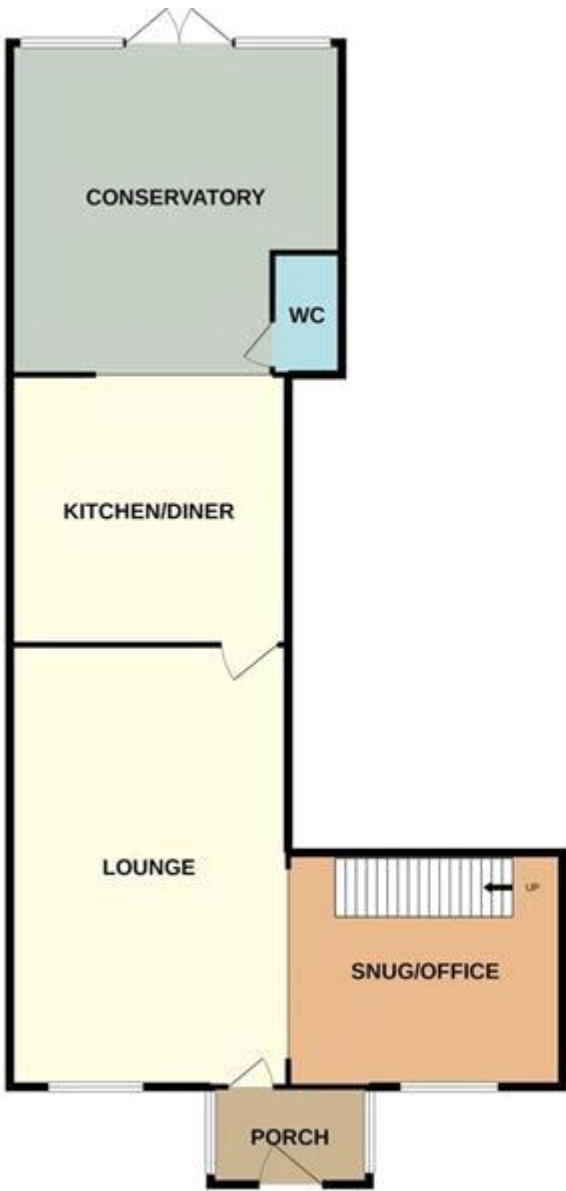


*Town and Country*



*Commercial*

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		69	82

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.