

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A MODERN THREE BEDROOM SEMI-DETACHED PROPERTY ON THE OUTSKIRTS OF THE POPULAR TOWN OF NEWENT BENEFITTING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH SPACIOUS LIVING/DINING ROOM, CONSERVATORY, UTILITY ROOM, OFFICE, DRIVEWAY PARKING AND ENCLOSED REAR GARDEN.**

**EPC D**

## 3a Pippin Close - Guide Price £247,500

Newent, Gloucestershire, GL18 1TW



## 3a Pippin Close

### Location & Description

Newent is an attractive and thriving unspoilt town with a range of attractions for shoppers and visitors. Many of the buildings date from the thirteenth Century and the centrepiece of the town is the Old Market Hall which was built in 1668. The town is approximately 10 miles from Gloucester 9 miles from Ledbury and just 4 miles to Junction 3 of the M50.

### Property Description

3a Pippin Close is a well presented three bedroom semi-detached home situated on the outskirts of the popular town of Newent. The current owners have enhanced the property with the conversion of the integral garage to create a useful home office and utility room.

The property benefits gas central heating and double glazing throughout with accommodation comprising to the ground floor an entrance hall, spacious living room with dining area, conservatory, utility room and home office. To the first floor are three bedrooms and a bathroom.

Outside the property benefits from driveway parking and a pleasantly arranged enclosed rear garden.

An ideal home for a young family, or first time buyer, the agent highly recommends an early inspection.

### Storm Porch

### Hallway

Composite double glazed front door. Wood effect flooring. Radiator. Stairs to first floor. Open to utility room described later. Doors to:

### Kitchen 3.04m (9ft 10in) x 2.32m (7ft 6in)

Fitted with a range of wooden fronted wall and base cupboards, glazed display cupboards and drawer packs. Stainless steel sink unit with work surfaces over and tiled splash back. Integrated appliances including BOSCH electric oven and gas hob with extractor over, fridge and dishwasher. Wall mounted Worcester gas boiler. Double glazed window to front.

### Living/ Dining Room 4.93m (15ft 11in) x 3.72m (12ft)

With double glazed window to rear and French doors opening to the conservatory. TV point. Two radiators. Carpet. Pendant light fitting.

### Conservatory 4.13m (13ft 4in) x 1.91m (6ft 2in)

Dwarf brick wall with windows and French doors opening to the garden. Ceiling fan. Wood effect flooring.

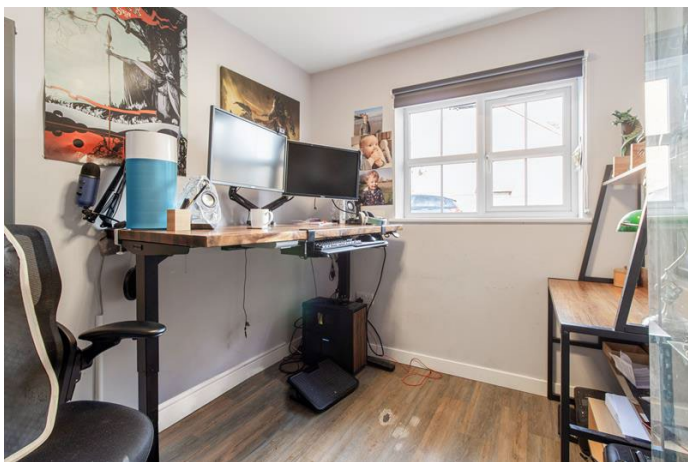
### Utility Room 2.89m (9ft 4in) x 1.83m (5ft 11in)

Open from the entrance hall with understairs storage cupboard. Washing machine, freezer and space for tumble dryer. Glazed door to:

### Study/Office 2.92m (9ft 5in) x 2.37m (7ft 8in)

With double glazed window to front. Wood effect flooring. Radiator.





## First floor landing

Carpet. Pendant light fitting. Door to:

### Bedroom 1 4.03m (13ft) x 3.75m (12ft 1in)

Double glazed window to rear. Carpet. Pendant light fitting. Fitted wardrobe with further storage cupboard. Radiator. Access to roof space.

### Bedroom 2 4.00m (12ft 11in) x 2.99m (9ft 8in)

With double glazed window to front. Carpet. Pendant light fitting. Range of fitted wardrobes. Radiator.

### Bedroom 3 2.92m (9ft 5in) x 1.91m (6ft 2in)

Double glazed window to rear. Carpet. Pendant light fitting. Radiator.

## Bathroom

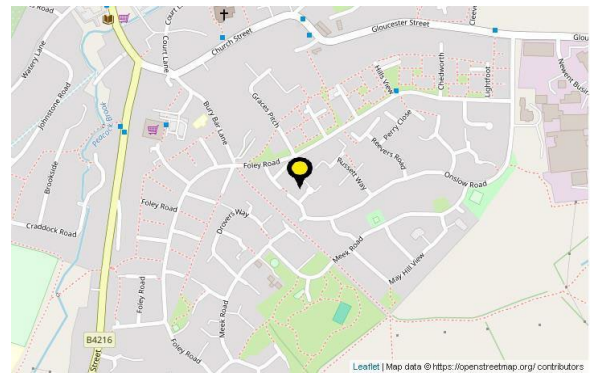
Fitted with a white suite comprising WC, wash hand basin and panelled bath with shower over. Mirror with shaver point. Ladder radiator. Tiled walls and tile effect flooring. Extractor fan. Double glazed window to front.

## Outside

To the front of the property is driveway parking for one vehicle. A block paved pathway leads to the side of the property with gated access to the enclosed rear garden. The garden is attractively designed with a paved seating area, raised lawn, raised flower bed with railway sleepers currently used as a children's play area. (Wooden play equipment can be included).

## Directions

WHAT3WORDS - SWEAT.CARESSING.PULSING



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

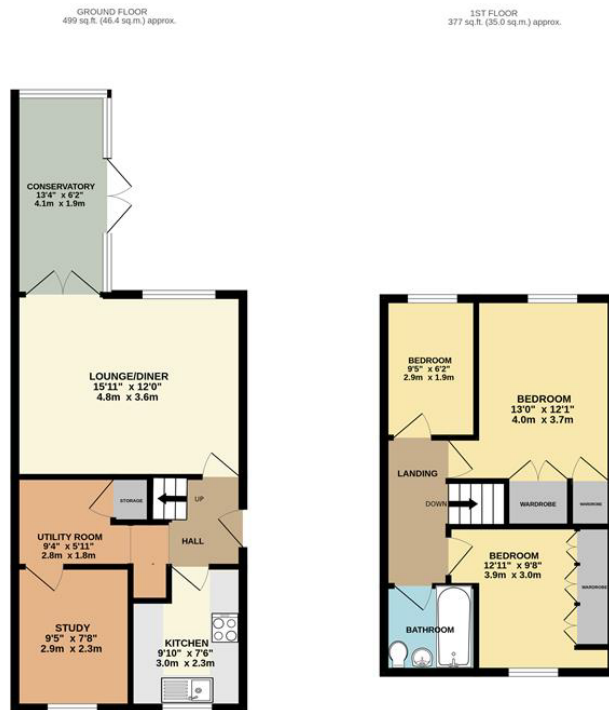
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND "C"

## EPC

The EPC rating for this property is D (65).



TOTAL FLOOR AREA: 876 sq ft (81.4 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The network, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metronix CS22

### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

**JOHN GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981

**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
ledbury@johngoodwin.co.uk