



Situated On The Outskirts Of Newent A Three Bedroom Semi-Detached House Benefitting From Gas Central Heating And Double Glazing With A Large Enclosed Garden And Generous Driveway Parking. EPC C

AVAILABLE WITH NO ONWARD CHAIN

Guide Price - £275,000

12 The Tythings, Newent, Gloucestershire, GL18 1QQ



12 The Tythings

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

12 The Tythings is a well presented older style three bedroom semi-detached house situated on the outskirts of Newent. Available with no onward chain the property benefits from gas central heating and double glazing with accommodation comprising to the ground floor an entrance hall, sitting room with open fireplace, fitted kitchen with bathroom off, separate cloakroom with WC and a good sized conservatory giving access to the garden.

To the first floor are three bedrooms.

Outside the property benefits from driveway parking with a large enclosed garden to the rear.

ACCOMMODATION

Entrance Hall

With wooden front door with stained glass panel. Wood effect flooring. Radiator. Pendant light fitting. Stairs to first floor.

Sitting Room 4.88m (15ft 9in) x 3.64m (11ft 9in)

With double glazed window to front. Wood effect flooring. Feature fireplace with open fire. Radiator. Understairs storage. Door to:

Kitchen 3.90m (12ft 7in) x 2.48m (8ft)

Fitted with a range of base and wall cupboards. Stainless steel sink unit with work surfaces over. Electric oven with gas hob over. Space for fridge freezer. Two windows overlooking the conservatory. Pendant light fitting.

Bathroom

Panelled bath with electric shower over. Wash hand basin. Obscured double glazed window to side. Towel radiator. Tile effect flooring. Cupboard housing fusebox.

Rear Passageway

With doors to the conservatory and cloakroom.

Conservatory 4.93m (15ft 11in) x 3.46m (11ft 2in)

With windows to side and sliding doors opening onto the garden. Radiator. Two pendant light fittings.

Cloakroom

With WC and wash hand basin. Window to side.





First Floor Landing

With window to side. Access to roof space.

Bedroom 1 4.88m (15ft 9in) x 3.10m (10ft)

With double glazed window to front. Two fitted cupboards. Radiator. TV point. carpet. Pendant light fitting.

Bedroom 2 3.07m (9ft 11in) x 2.92m (9ft 5in)

With double glazed window to rear. Radiator. Carpet. Pendant light fitting.

Bedroom 3 2.82m (9ft 1in) x 2.11m (6ft 10in)

With double glazed window to rear. Radiator. Carpet. Pendant light fitting.

Outside

The property is approached from a gated private driveway with parking for several vehicles. The front garden is laid to lawn with mature flowerbeds.

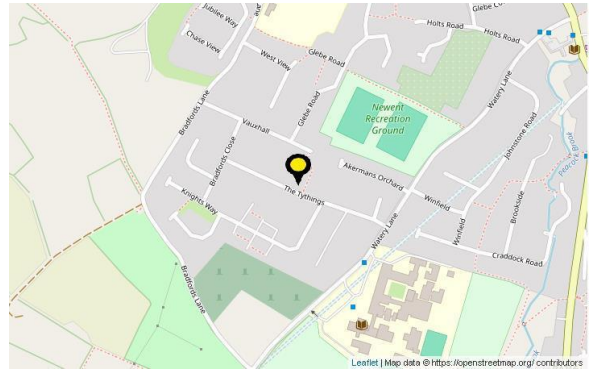
A gate to the side of the property leads to the good sized rear garden, laid to lawn with a decked terrace. There is a useful garden shed included in the sale.



Directions

what3words -

cherubs.wiggly.hazy



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)

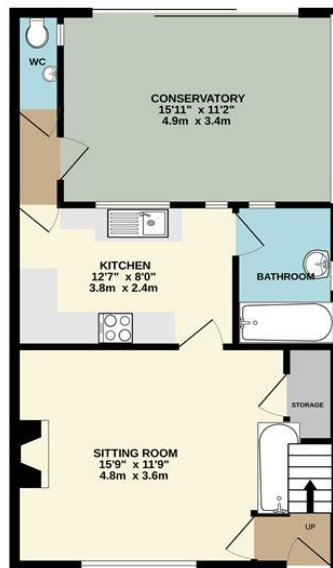
Council Tax

COUNCIL TAX BAND "B"

EPC

The EPC rating for this property is 71 (C).

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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