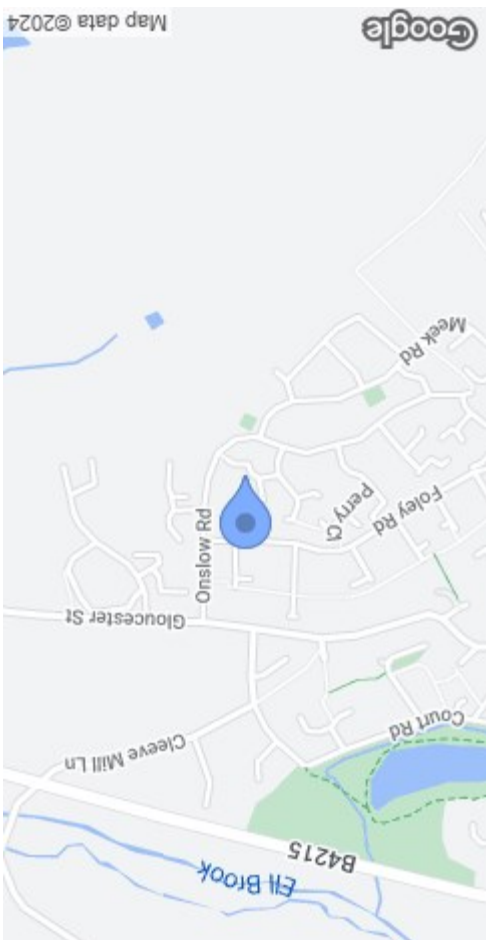


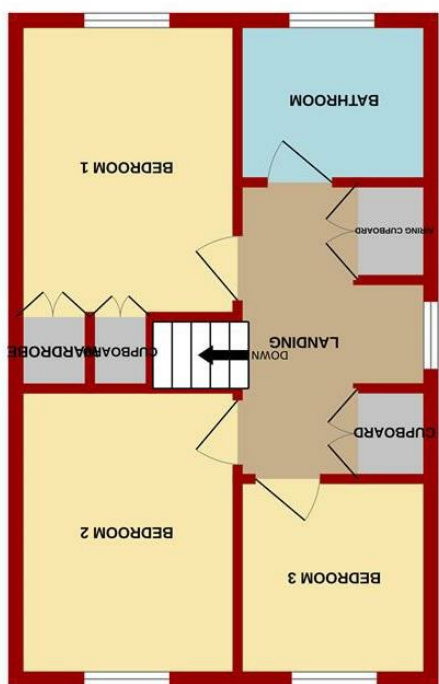


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

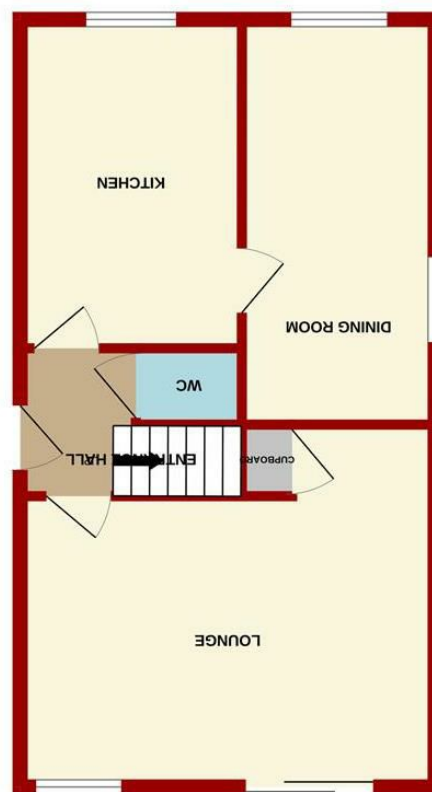
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (93-100) Green B (81-92) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red	 A (10-49) Green B (50-79) Yellow-Green C (80-109) Yellow D (110-139) Orange E (140-169) Red-Orange F (170-200) Red G (201-230) Dark Red



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mapbox ©2023



1ST FLOOR



GROUND FLOOR



11 Blenheim Drive
 Newent GL18 1TU



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£279,950

A THREE BEDROOM DETACHED HOUSE in a SOUGHT AFTER QUIET CUL-DE-SAC with OFF ROAD PARKING, ENCLOSED REAR GARDEN, all being offered with NO ONWARD CHAIN.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



The property is accessed via a part glazed wooden door into:

ENTRANCE HALL

Stairs to the first floor.

CLOAKROOM

WC, wall mounted wash hand basin with a tiled splashback, radiator.

KITCHEN

12'09 x 8'07 (3.89m x 2.62m)

Range of base, wall and drawer mounted units, rolled edge worktops, four ring electric hob, oven below, cooker hood above, single bowl single drainer stainless steel sink unit, space and plumbing for washing machine, space for fridge / freezer, part tiled walls, power points, appliance points, radiator, front aspect double glazed UPVC window, part glazed wooden door through to:

DINING ROOM

15'09 x 7'06 (4.80m x 2.29m)

Radiator, power points, side and front aspect double glazed UPVC windows.

LOUNGE

16'08 x 13'11 (5.08m x 4.24m)

Feature fireplace with inset electric fire, power points, television point, coving, radiators, sliding doors out to the garden, rear aspect double glazed UPVC window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Double doors to airing cupboard with a wall mounted combi boiler, double doors to further storage cupboard, access to loft space, side aspect double glazed UPVC window.

BEDROOM 1

11'02 x 9'10 (3.40m x 3.00m)

Radiator, power points, double doors to built-in wardrobe, double doors to built-in storage cupboard, front aspect double glazed UPVC window.

BEDROOM 2

11'09 x 10'11 (3.58m x 3.33m)

Radiator, power points, rear aspect double glazed UPVC window.

BEDROOM 3

7'11 x 7'04 (2.41m x 2.24m)

Radiator, power points, rear aspect double glazed UPVC window.

BATHROOM

6'09 x 6'0 (2.06m x 1.83m)

Coloured suite comprising of a panelled bath with shower off the mains over, pedestal wash hand basin, low-level WC, radiator, part tiled walls, front aspect double glazed UPVC frosted window.

OUTSIDE

To the front of the property, there is a driveway which provides off road parking for one vehicle. The front garden is mostly laid to lawn and there is scope to expand the driveway over the lawned area. There is a path which leads around the side to the front door of the property and gated side access on either side of the house leads to the rear garden. The rear garden is mostly laid to lawn with mature flower beds, enclosed by fencing, wooden shed.

SERVICES

Mains water, electricity, drainage and gas.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our office in Newent, head up the High Street, onto Broad Street and turning left onto Church Street. Follow Church Street round to the right onto Gloucester Street and take the right hand turning onto Onslow Road. Take the second right onto Coopers Way and the first right onto Blenheim Drive, proceed around the corner to your right and the property will be found on your left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

