



**6 The Crofts**  
Newent GL18 1SQ



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



**£199,950**

A TWO BEDROOM SEMI-DETACHED BUNGALOW with MODERN KITCHEN plus SEPARATE UTILITY, WET ROOM, EN-BLOC GARAGE and OFF ROAD PARKING, WITHIN EASY WALKING DISTANCE TO NEWENT, 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.







Entrance via double glazed front door into:

### **ENTRANCE PORCH**

Glass roof, UPVC double glazed door leading to:

### **UTILITY ROOM (OFF ENTRANCE PORCH)**

7'3 x 6'8 (2.21m x 2.03m)

Plumbing for washing machine, space for further appliances, power points, side and rear obscured window, half UPVC obscured double glazed door to side aspect which leads to the gardens.

### **ENTRANCE HALL**

16'11 x 4'1 (5.16m x 1.24m)

Single radiator, access to roof space (via pull down ladder), thermostat control, Open Reach telephone point, door to airing cupboard with slatted shelving and storage space.

### **LOUNGE / DINER**

19'5 x 16'1 (5.92m x 4.90m)

Electric fireplace, two double radiators, coved ceiling, thermostat, front aspect window and front aspect UPVC double glazed sliding doors to patio and front gardens. Sliding door to:

### **KITCHEN**

7'9 x 6'8 (2.36m x 2.03m)

Range of modern base and wall mounted units with laminated worktops and tiled splashbacks, space for under counter fridge, built-in electric oven with four ring halogen hob and extractor fan over, wall mounted Glow-Worm gas-fired combi boiler,

one and a half bowl stainless steel sink unit with mixer tap, side aspect window.

### **BEDROOM 1**

11'5 x 10'5 (3.48m x 3.18m)

Coved ceiling, single radiator, rear aspect window.

### **BEDROOM 2**

8'8 x 8'5 (2.64m x 2.57m)

Coved ceiling, single radiator, telephone point, rear aspect window.

### **WET ROOM**

5'9 x 5'5 (1.75m x 1.65m)

WC, wash hand basin, low-level Mira electric shower, wet room floor, fully tiled walls, shaver point, chrome heated towel rail, extractor fan.

### **OUTSIDE**

The property has a large front garden with a path leading to the front door. The gardens are laid to lawn with mature trees, shrubs and bushes leading up to a patio area. The front gardens measure approximately 50' in length. There is outside lighting and an outside water tap. To the rear, patio seating area, lawns, bin storage area, all enclosed by wood panel fencing with wrought iron gate leading to:

### **EN-BLOCK GARAGE AND PARKING AREA**

16'7 x 8'3 (5.05m x 2.51m)

Accessed via up and over door, parking space in front.

### **SERVICES**

Mains water, electricity, gas and drainage.

### **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 Newent office, proceed onto Church Street and onto Gloucester Street, turning left onto Cleeve Mill Estate. Follow the road down to the bottom of the hill, around to the left hand side, taking the first left land turn into The Crofts, where rear access to the bungalow can be located. The property is marked at the front by our 'For Sale' board.

### **PROPERTY SURVEYS**

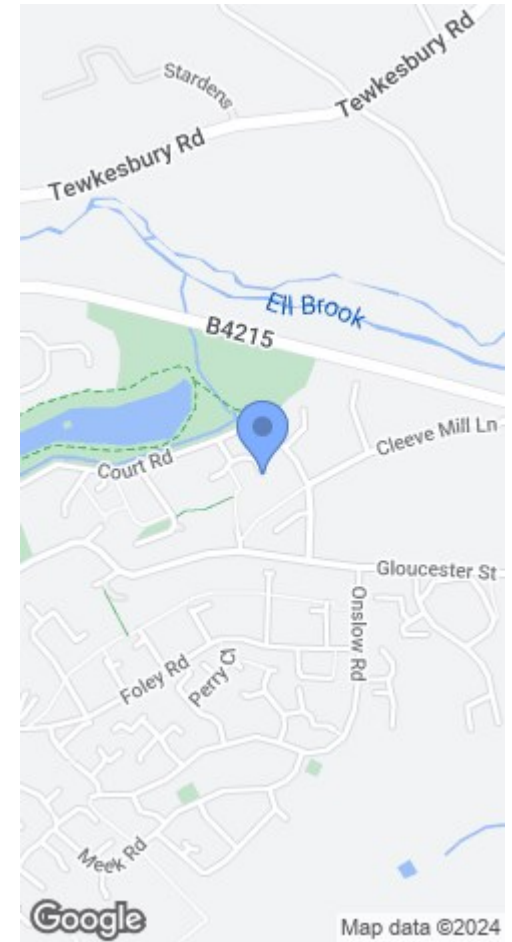
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>		<b>86</b>	(81-91) <b>A</b>
(89-91) <b>B</b>			(69-80) <b>B</b>
(85-88) <b>C</b>			(55-68) <b>C</b>
(82-84) <b>D</b>	<b>63</b>		(39-54) <b>D</b>
(78-81) <b>E</b>			(21-38) <b>E</b>
(75-77) <b>F</b>			(1-20) <b>F</b>
(1-74) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.



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