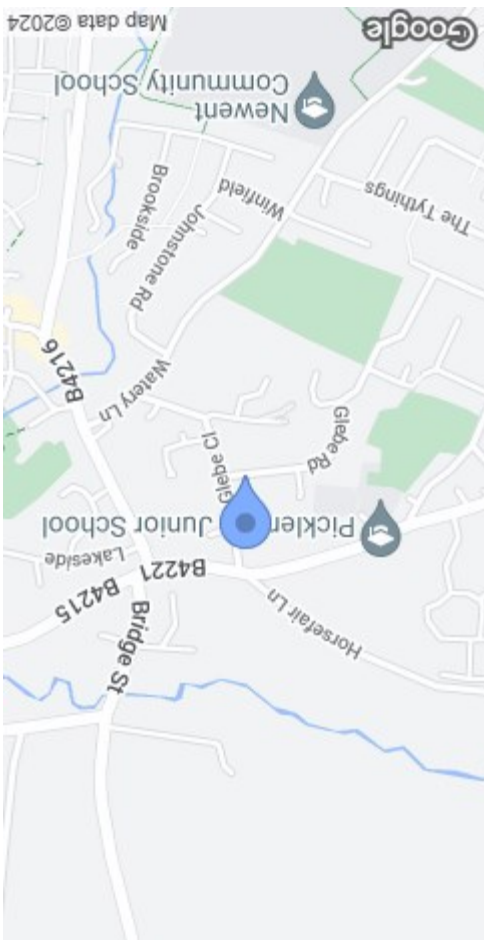




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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																												
<table border="1"> <tr><td>A</td><td>39-47</td></tr> <tr><td>B</td><td>48-57</td></tr> <tr><td>C</td><td>58-67</td></tr> <tr><td>D</td><td>68-77</td></tr> <tr><td>E</td><td>78-87</td></tr> <tr><td>F</td><td>88-95</td></tr> <tr><td>G</td><td>96-100</td></tr> </table>	A	39-47	B	48-57	C	58-67	D	68-77	E	78-87	F	88-95	G	96-100	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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Rattys Roost Glebe Road
 Newent GL18 1BJ

Guide Price £325,000

A STYLISH THREE BEDROOM SEMI DETACHED FAMILY HOME having a CONTEMPORARY FINISH, EXTENDED BY THE CURRENT OWNER and benefiting LOG BURNER, OPEN PLAN LIVING AREA, BI-FOLD DOORS TO THE LANDSCAPED GARDENS, MASTER BEDROOM with EN-SUITE and OFF ROAD PARKING. THE PROPERTY WAS EXTENSIVELY RENOVATED IN 2022 WITH WORKS TO INCLUDE NEW BOILER, REWIRE, PLUMBING, KITCHEN AND BATHROOM.

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 AREA

9'06 x 6'08 (2.90m x 2.03m)

Via side aspect door, under stairs storage cupboard, turning staircase to the first floor, tiled floor, front aspect window.

WC

4'00 x 3'00 (1.22m x 0.91m)

White suite comprising low level w.c., vanity wash hand basin, mixer tap, tiled floor, single radiator, spotlight, extractor fan.

LOUNGE/KITCHEN/BREAKFAST AREA

Kitchen area comprises a range of contemporary base and wall mounted units, composite worktops and splashbacks, integrated appliances to include washing machine, dishwasher, double oven, four ring gas hob with extractor over, integrated fridge/freezer, tiled floor, breakfast bar, inset ceiling spotlights, double sided cast iron log burner, wall panelling, wall light fittings, double radiator, side aspect window, French doors to the rear. Wood effect glazed French doors through to:

SUN ROOM

9'01 x 6'05 (2.77m x 1.96m)

Tiled floor, single radiator, wall light fittings, poly carbonate roof, front and side aspect windows, door to the front garden.

DINING AREA

12'04 x 7'03 (3.76m x 2.21m)

Double sided cast iron log burner, single radiator, two roof lanterns, inset spotlighting, bi-fold doors to the rear.

FROM THE ENTRANCE HALL, TURNING STAIRCASE LEADS TO THE FIRST FLOOR:

LANDING

Single radiator, access to roof space, thermostat control.

BEDROOM 1

13'04 x 10'08 (4.06m x 3.25m)

Single radiator, inset spotlighting, feature corner bath with shower mixer taps, chrome heated towel rail, tiled splashbacks, front and rear aspect windows. Door to:

WC

4'04 x 3'02 (1.32m x 0.97m)

White suite comprising w.c., pedestal wash hand basin, mixer tap, shaver point, extractor fan, spotlight.

BEDROOM 2

10'01 x 8'04 maximum (3.07m x 2.54m maximum)

Single radiator, front and side aspect windows.

BEDROOM 3

10'00 x 6'08 (3.05m x 2.03m)

Single radiator, rear aspect window.

SHOWER ROOM

6'09 x 4'09 (2.06m x 1.45m)

Walk-in double shower cubicle, glazed screen, waterfall and detachable shower, w.c., pedestal wash hand basin, mixer tap, tiled floor, tiled splashbacks, chrome heated towel rail, spotlighting, extractor fan.

OUTSIDE

There is a tarmac driveway providing OFF ROAD PARKING FOR ONE-TWO VEHICLES. Gated access leads to the side garden with gravelled area, sweeping borders, mature shrubs, climbing Wisteria, laurel and Ivy.

The rear garden has continuation of the gravelled area, patio/seating area, hot tub area and outside lighting. The front garden has a paved seating area, pond, lawn area, mature shrubs and bushes, wooden shed, all enclosed by fencing.

AGENT'S NOTE

The property was re-wired in 2022 and a new boiler installed in 2022.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

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 Newent office proceed along the High Street turning left into Watery Lane, then first right into Holts Road. Follow the road along, bear right and take the first turning into Glebe Road where the property can be found on the right 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.