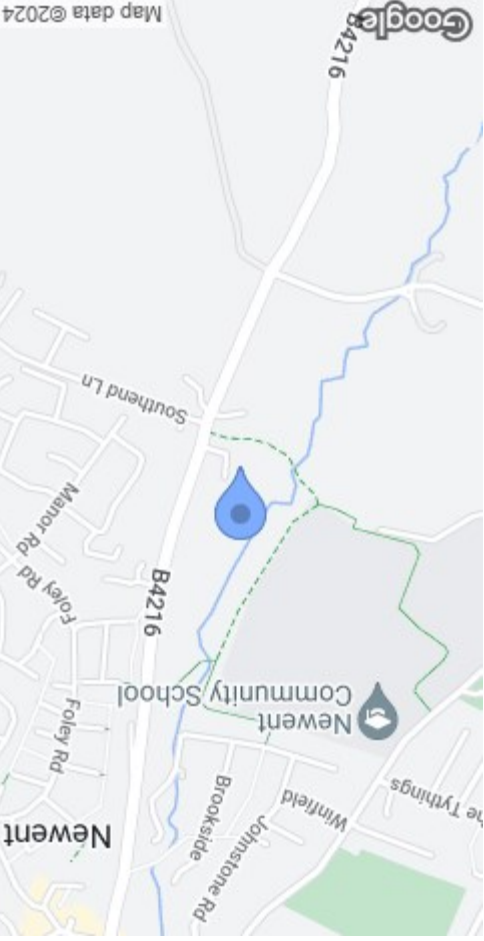
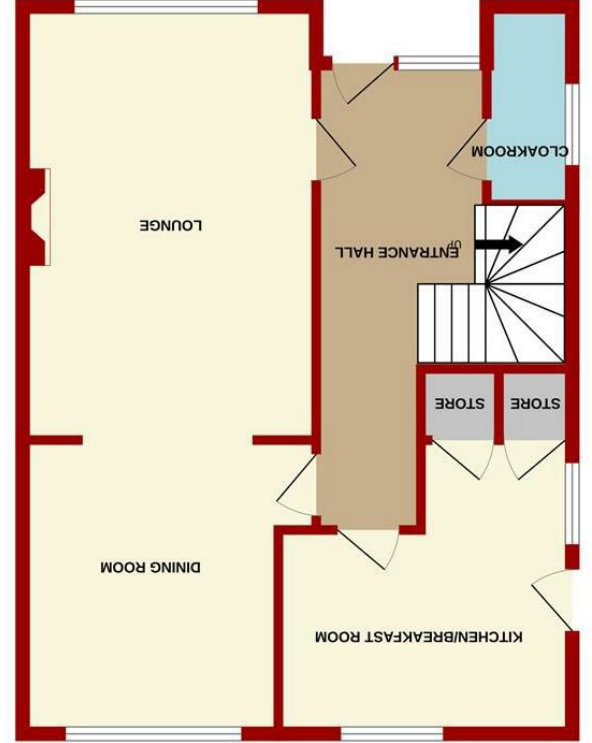
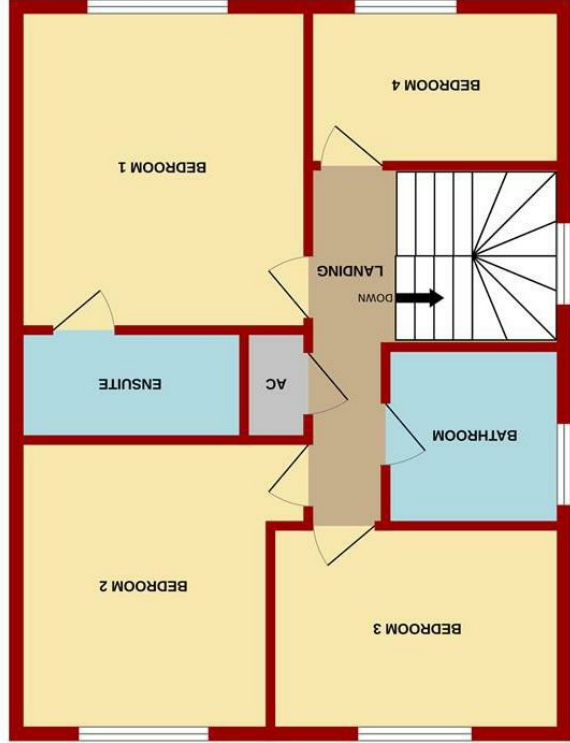




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating
 A: 92-100 kWh/m <sup>2</sup> (new energy cost) B: 81-91 kWh/m <sup>2</sup> C: 69-80 kWh/m <sup>2</sup> D: 55-68 kWh/m <sup>2</sup> E: 46-54 kWh/m <sup>2</sup> F: 35-45 kWh/m <sup>2</sup> G: 1-34 kWh/m <sup>2</sup> (new energy cost)	 A: 1-10 g/kWh B: 11-15 g/kWh C: 16-20 g/kWh D: 21-25 g/kWh E: 26-30 g/kWh F: 31-35 g/kWh G: 36-45 g/kWh

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



2 Cherry Bank  
 Newent GL18 1JZ

# Guide Price £350,000

FOUR BEDROOM SEMI DETACHED HOUSE having been RECENTLY MODERNISED to include NEW KITCHEN, BATHROOM, PARTIAL REWIRE, NEW INTERNAL DOORS ETC, located in the POPULAR AREA of Culver Street CLOSE TO THE TOWN CENTRE.

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.

Benefits include GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS WITH FITTED WINDOW BLINDS THROUGHOUT, OFF ROAD PARKING, SINGLE GARAGE AND PRIVATE ENCLOSED REAR GARDEN.



## SPACIOUS ENTRANCE HALL

Via part glazed door, oak laminate flooring, double radiator, under stairs storage cupboard housing the Worcester gas fired central heating and domestic hot water boiler, stairs to the first floor.

## CLOAKROOM

White suite comprising close coupled w.c., wash hand basin, single radiator, side aspect frosted window.

## LOUNGE

17'07 x 11'11 (5.36m x 3.63m)

Boarded up open fireplace (could be opened up if required), oak laminate flooring, radiator, spotlighting, large front aspect window with fitted window blind overlooking the garden. Opening through to:

## DINING ROOM

11'11 x 10'04 (3.63m x 3.15m)

Oak laminate flooring, single radiator, rear aspect window with fitted window blind with a private westerley facing outlook.

## KITCHEN

14'10 maximum x 11'10 maximum (4.52m maximum x 3.61m maximum)

Newly fitted l-shaped kitchen with quartz worktops, large sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated Bosch five ring ceramic halogen hob, extractor hood above, electric double oven with cupboard above and below, space for fridge freezer, plumbing for washing machine, integrated dishwasher, tiled flooring, radiator, storage cupboard with shelving, broom cupboard, side and rear aspect windows with fitted window blinds, half glazed frosted door to the gardens.

FROM THE ENTRANCE HALL, STAIRS WITH HALF LANDING and side aspect picture window with fitted blind, LEAD THROUGH TO THE FIRST FLOOR:

## LANDING

Airing cupboard with hot water tank, access to roof space.

## MASTER BEDROOM

12'07 x 11'10 (3.84m x 3.61m)

Single radiator, front aspect window with fitted window blind. Door to:

## EN-SUITE SHOWER ROOM

9'03 x 4'05 (2.82m x 1.35m)

Fitted double shower cubicle and tray, shower, tiled surround, vanity wash hand basin, cupboards below, close coupled w.c.

## BEDROOM 2

12'00 x 10'04 (3.66m x 3.15m)

Single radiator, rear aspect westerly facing window with fitted window blind overlooking the garden.

## BEDROOM 3

12'00 x 8'06 (3.66m x 2.59m)

Single radiator, rear aspect westerly window with fitted window blind overlooking the garden.

## BEDROOM 4

10'05 x 6'05 (3.18m x 1.96m)

Single radiator, front aspect window with fitted window blind.

## BATHROOM

7'03 x 7'03 (2.21m x 2.21m)

Newly fitted white suite comprising bath with shower over, tiled surround, vanity wash hand basin, cupboards below, close coupled w.c., heated towel rail, tiled flooring, spotlighting, side aspect frosted window with fitted window blind.

## OUTSIDE

Pathway to the front door, good sized front garden with lawned area, flower borders, various mature shrubs, bushes and trees, outside light. Gated side access leads through to the private and enclosed westerly facing rear garden with various paved patio areas, flower borders, shrubs and bushes, outside tap, outside light, personal door to the garage, garden measures 27' x 25' approximately.

Gated rear access leads to a tarmac HARDSTANDING FOR ONE-TWO VEHICLES which leads through to a SINGLE GARAGE 16'11 x 8'10 (5.16m x 2.69m) via up and over door, personal door to the garden, lighting.

## SERVICES

Mains water, electricity, gas and drainage. Fibre broadband available.

## WATER RATES

Severn Trent - 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 proceed along Broad Street turning right into Culver Street. Proceed along here and 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.