



FOR SALE
STEVE GOOCH
ESTATE AGENTS
01531 820844

**The Coach House Culver Street
Newent GL18 1DA**



STEVE GOOCH
ESTATE AGENTS | EST 1985

£298,000

NEWLY MODERNISED THREE BEDROOM DETACHED BIJOU COTTAGE located within WALKING DISTANCE OF NEWENT TOWN CENTRE having CHARACTER FEATURES to include EXPOSED BEAMS, EXPOSED STONEMWORK AND VAULTED CEILINGS together with OFF ROAD PARKING and a LOW MAINTENANCE COURTYARD GARDEN. All 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 half glazed upvc door through to:

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

22'00 x 18'00 (6.71m x 5.49m)

Newly fitted kitchen to comprise a range of base and wall mounted units, wooden worktops and splashbacks, integrated dishwasher and oven, halogen hob with extractor over, inset spotlighting, turning staircase to the first floor, two double radiators, exposed wall and ceiling beams, laminate flooring, two front aspect windows.

WC

4'09 x 3'07 (1.45m x 1.09m)

White suite comprising wc, wall mounted wash hand basin, mixer tap, plumbing for washing machine, front aspect window.

TURNING STAIRCASE LEADS TO THE FIRST FLOOR:

LANDING

7'06 x 7'04 (2.29m x 2.24m)

Thermostat, exposed stonework, vaulted ceiling with exposed beams, side aspect window, half glazed door to the raised garden area.

BEDROOM 1

14'01 x 7'03 (4.29m x 2.21m)

Wood laminate flooring, double radiator, exposed

stonework and beams, vaulted ceiling, front and side aspect windows.

BEDROOM 2

10'06 x 7'04 (3.20m x 2.24m)

Wood laminate flooring, double radiator, vaulted ceiling with exposed beams, side aspect window.

BEDROOM 3

10'06 x 6'09 (3.20m x 2.06m)

Wood laminate flooring, single radiator, side aspect window.

SHOWER ROOM

6'09 x 6'05 (2.06m x 1.96m)

Double shower cubicle with sliding screen, shower unit, wc, pedestal wash hand basin, mixer tap, laminate flooring, laminate splashbacks, spotlighting, cupboard housing gas-fired boiler, side aspect window.

OUTSIDE

There is a gravelled driveway providing OFF ROAD PARKING FOR 2 VEHICLES. Pedestrian gate gives access to the other side of the cottage where there are slabbed steps leading up to a low maintenance gravelled courtyard garden enclosed by low level brick walling and wrought iron fencing.

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

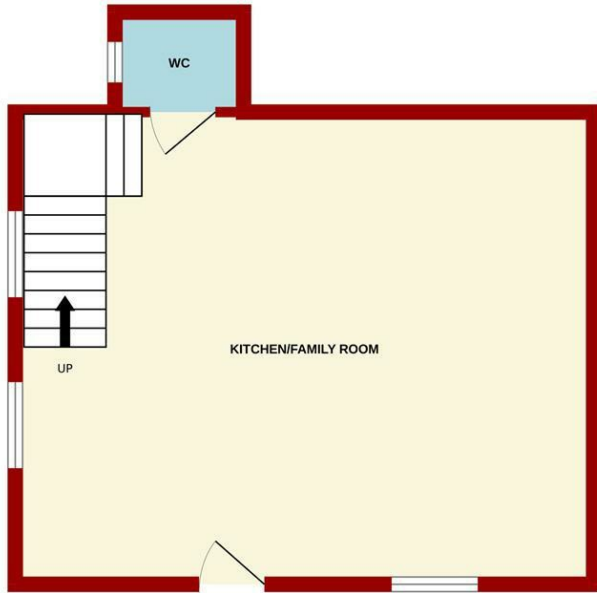
From Newent Office proceed along the High Street, into Broad Street and turn right into Culver Street. Proceed along here and the property can be found on the left hand side.

PROPERTY SURVEYS

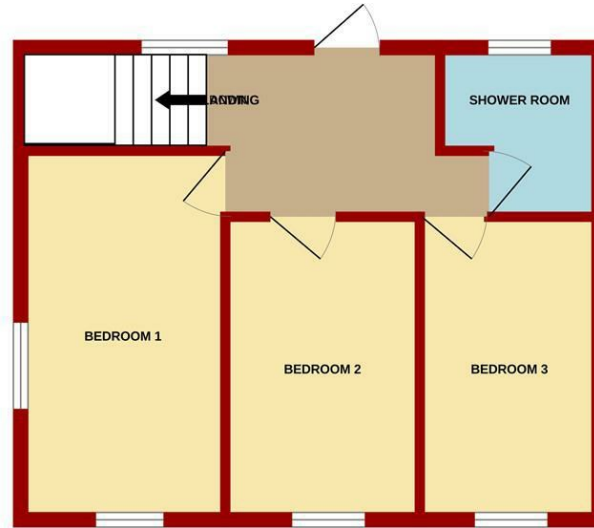
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



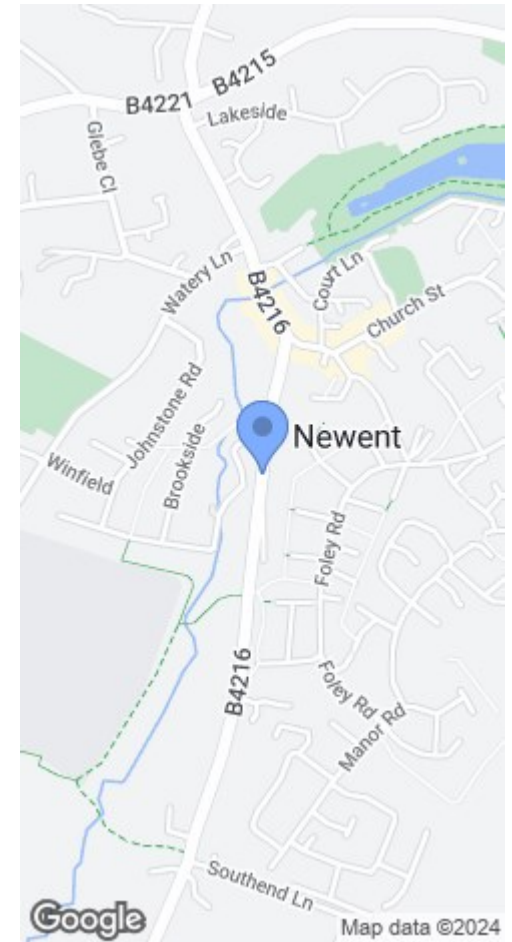
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(22 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		79			
		46			
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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