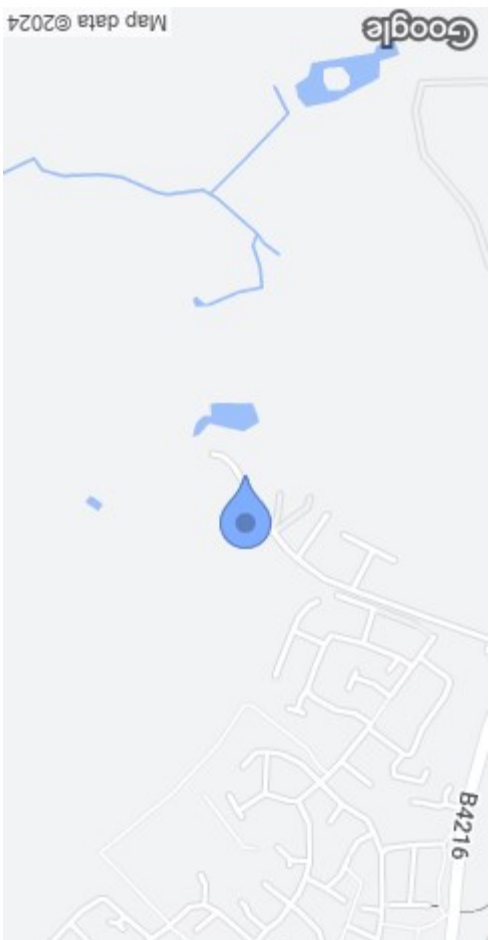




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 (93-100) Green B (81-92) Yellow C (69-80) Orange D (55-68) Red E (39-54) Dark Red F (21-38) Very Dark Red G (1-20) Black	 A (100) Green B (82) Yellow C (69) Orange D (55) Red E (39) Dark Red F (21) Very Dark Red G (1) Black



Measurements are approximate. Not to scale. Illustrative purposes only.  
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3 Sycamore Close  
 Newent GL18 1EZ



## Guide Price £260,000

A SPACIOUS and INDIVIDUAL THREE BEDROOM, THREE STOREY SEMI-DETACHED PROPERTY situated in a LOVELY SEMI-RURAL LOCATION on the OUTSKIRTS of NEWENT with COUNTRYSIDE WALKS ON THE DOORSTEP, AIR SOURCE HEAT PUMP, 65' REAR GARDENS, VIEWS TOWARDS MAY HILL and CLOSE ACCESS TO LOCAL AMENITIES.

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.



Enter the property via side aspect door with double glazed panels into:

### ENTRANCE HALL

Double radiator, turning staircase leading off, plumbing for washing machine under the stairs, front aspect window.

### CLOAKROOM

Wash hand basin, WC, chrome heated towel, extractor fan.

### LOUNGE / DINING / FAMILY ROOM

19'09 x 15'06 (6.02m x 4.72m)

Engineered oak flooring, three radiators, TV point, telephone point, network point, thermostat control, door to under stairs cupboard housing the hot water cylinder and air source heat pump equipment, side aspect window, rear aspect bi-fold doors to the patio and gardens.

### KITCHEN

8'07 x 8'0 (2.62m x 2.44m)

Range of base and wall mounted units with laminated worktops and splashbacks, integrated appliances to include fridge / freezer, dishwasher, oven with four ring induction hob and extractor fan over, kick heater, single drainer sink unit with mixer tap, inset spotlighting, consumer unit, front aspect window.

FROM THE ENTRANCE HALL A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

### LANDING

Radiator, front aspect window.

### BEDROOM 2

12'05 x 10'04 (3.78m x 3.15m)

TV point, double radiator, rear aspect window with a pleasant outlook over the gardens.

### BEDROOM 3

8'09 x 8'0 (2.67m x 2.44m)

Double radiator, front aspect window.

### BATHROOM

Suite comprising of a corner shower cubicle, bath with central mixer tap, vanity wash hand basin with mixer tap and cupboards below, mirror with light, WC, chrome heated towel rail, spotlighting, extractor fan, Velux roof light, side aspect frosted window.

FROM THE FIRST FLOOR LANDING, A TURNING STAIRCASE LEADS TO THE SECOND FLOOR.

### LANDING

Storage area.

### MASTER BEDROOM

12'03 x 11'08 (3.73m x 3.56m)

Two radiators, TV point, USB power points, two rear aspect Velux roof lights with lovely views towards May Hill.

### OUTSIDE

To the front of the property there is gated access to the front gardens which are laid to lawn and planted with flowers, trees, shrubs and bushes. A patio pathway leads to the front door with outside lighting, water butt and bin storage area. A gated side access leads to the rear gardens. To the side of the property, there is a gravelled area with rainwater harvesting water butt, air source heat pump, provision for EV charging point. The rear gardens comprise of a patio seating area with stepping stone pathway leading to the top of the garden. The gardens are laid to lawn with borders planted with shrubs and bushes. At the rear of the garden there is a raised area with a wooden shed. There is gated access to the parking area with two parking spaces. The rear gardens measure approximately 65' in length and there is outside lighting and a water tap.

### SERVICES

Mains water, electricity and drainage. Air source heat pump.

### 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 along the B4216 (Culver Street) towards Huntley turning left after a short distance onto Southend Lane. The new development can then be found towards the end of Southend Lane 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.