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



Millin Bury Bar
 Newent GL18 1PT

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £225,000

A VERY INDIVIDUAL THREE BEDROOM TERRACED OLDER STYLE COTTAGE IN NEED OF FULL UPDATING AND MODERNISATION, TWO RECEPTIONS, CELLAR, 135' x 25' REAR GARDEN, GARAGE, 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 part glazed door through to:

ENTRANCE PORCH

9'6" x 4'11" (2.90m x 1.50m)

Tiled flooring, front aspect windows.

SITTING / DINING ROOM

11'10" x 11'8" (3.61m x 3.56m)

Fireplace with inset gas fire (not tested), wooden surround, raised hearth, built-in cupboards, radiator, front aspect window. Door through to:

LOUNGE

22'0" x 10'0" (6.71m x 3.05m)

Tiled open fireplace, two double radiators, laminate flooring, front and rear aspect windows, stairs to the first floor.

KITCHEN

9'3" x 8'8" (2.82m x 2.44m)

Single drainer sink unit, cupboards under, base and wall mounted units, electric double oven (not tested), four ring hob over (not tested), single radiator, rear aspect window, fully glazed door through to:

LEAN TO UTILITY

10'10" x 10'0" (3.30m x 3.05m)

WC off with high flush WC, fully glazed UPVC door to the side. Door to:

STORE

9'7" x 8'7" (2.92m x 2.62m)

Rear aspect window with a built-in cupboard.

FROM THE LOUNGE, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

BEDROOM 1

12'3" x 10'11" (3.73m x 3.33m)

Double radiator, front aspect window. Door to:

EN-SUITE

Bath, wash hand basin, front aspect window.

BEDROOM 2

12'4" x 10'6" (3.76m x 3.20m)

Exposed timber flooring, built-in cupboard, double radiator, front aspect window.

BEDROOM 3

12'0" x 7'0" (3.66m x 2.13m)

Exposed timber flooring, double radiator, rear aspect window.

BATHROOM

6'7" x 6'4" (2.01m x 1.93m)

Coloured suite comprising of a bath with tiled surround, pedestal wash hand basin, low-level WC, airing cupboard with hot water tank, two rear aspect frosted windows.

FROM THE LANDING, A FURTHER NARROW STAIRCASE LEADS TO:

LOFT ROOM 1

13'9" x 10'6" (4.19m x 3.20m)

Access to eaves storage, side aspect window. Door to:

LOFT ROOM 2

11'3" x 10'11" (3.43m x 3.33m)

Eaves storage, side aspect window with views towards Newent Market Square.

OUTSIDE

A short distance away from the property to the front, access is gained through to:

GARAGE / WORKSHOP

17'7" x 13'3" (5.36m x 4.04m)

Accessed via double timber doors.

To the front of the property, steps lead down to:

TWO CELLAR STORAGE ROOMS

20'0" x 10'0" and 23'0" x 11'0" (6.10m x 3.05m and 7.01m x 3.35m)

Gated side access leads through to the side of the property and steps lead up to a raised patio area, walling surround, further steps up to the main area of garden

there is a pathway to the end, various mature shrubs, bushes and trees etc., greenhouse, shed, further range of old outbuildings (pigeon lofts etc), further paving, natural hedging boundary. The garden measures approximately 135' x 25'.

SERVICES

Mains water, electricity, drainage and gas.

Fibre broadband is available in the road.

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, head up the High Street in the direction of the Market Square. Continue past here into Bury Bar, passing the health food shop on the left hand side. Continue up Bury Bar where the property can be found on your left hand side as marked 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).