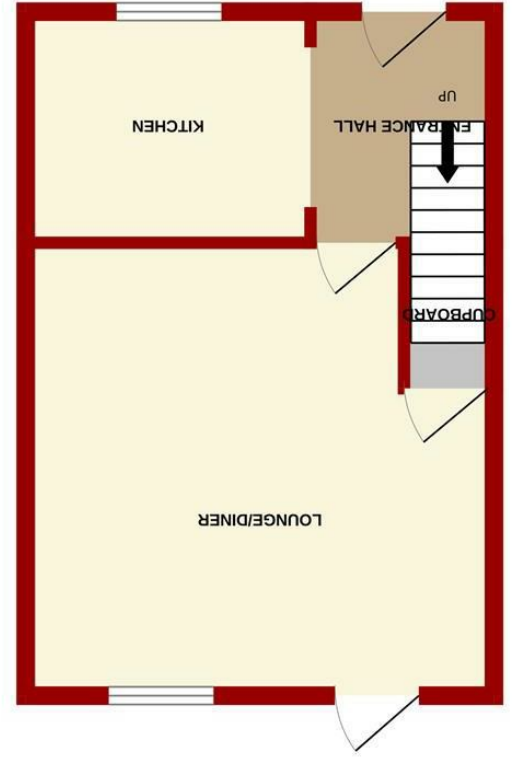
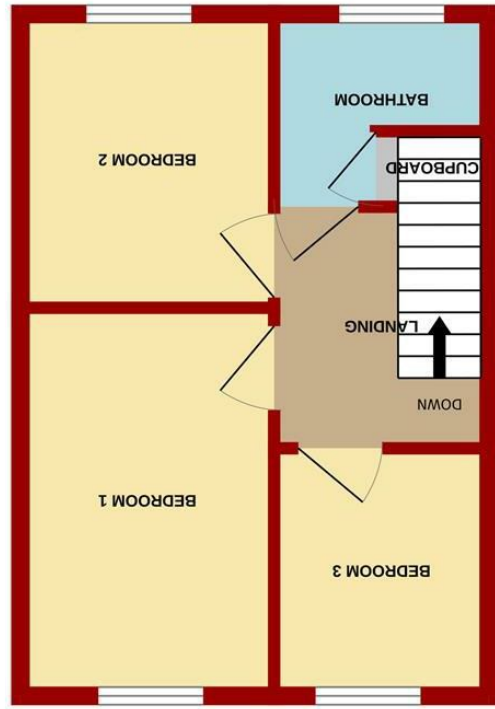
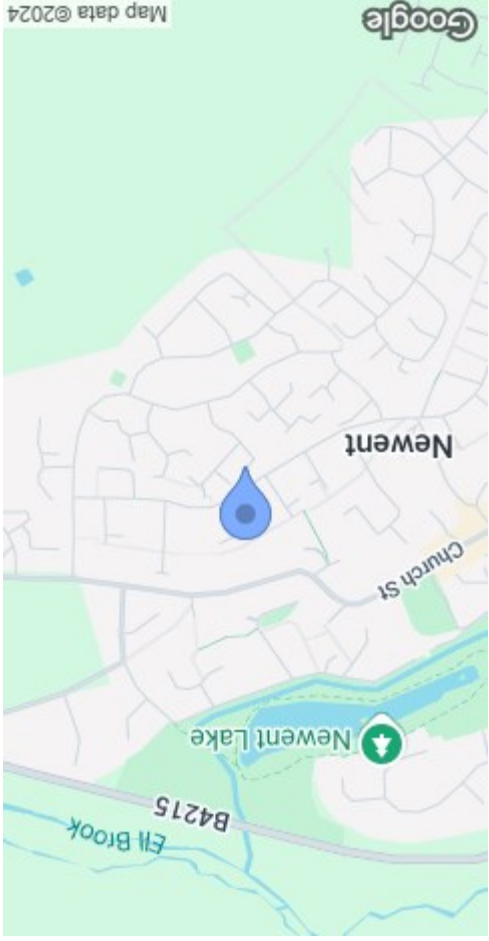




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environment Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (111-120) Yellow-Green C (120-130) Yellow D (130-140) Orange E (140-150) Red-Orange F (150-160) Red G (160+) Dark Red

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



19 Reervers Road
 Newent GL18 1TN

Guide Price £175,000

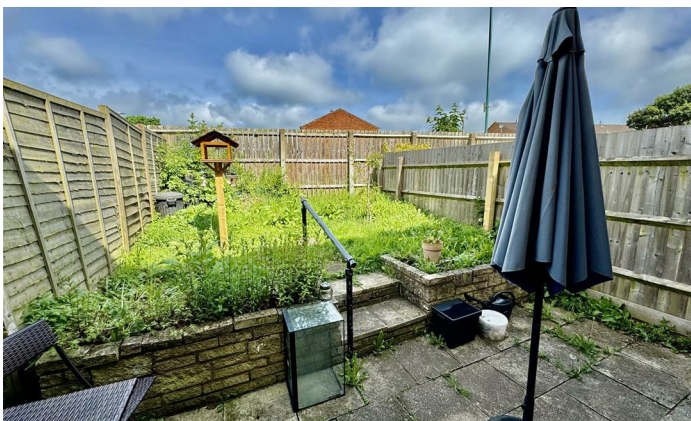
COTTAGE STYLE THREE BEDROOM MID TERRACED PROPERTY having CHARACTER to include EXPOSED BRICKWORK, BEAMS and THUMB LATCH DOORS situated in a POPULAR LOCATION within WALKING DISTANCE OF THE TOWN CENTRE. All offered with NO ONWARD CHAIN.

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.

Benefits include GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, OFF ROAD PARKING WITH CARPORT AND AN ENCLOSED REAR GARDEN.



ENTRANCE HALL

Via upvc double glazed door, laminate floor, stairs to the first floor, double radiator, exposed brick and timbers, thumb latch door to lounge/diner. Opening through to:

KITCHEN

9'00 x 7'03 (2.74m x 2.21m)

Range of base and wall mounted units, laminate worktops, tiled splashbacks, space for under counter fridge and freezer, plumbing for washing machine, integrated electric oven, four ring gas hob, extractor fan above, Baxi boiler supplying central heating and hot water, thermostat control, laminate flooring, exposed timbers, front aspect window.

LOUNGE/DINER

15'04 x 14'02 (4.67m x 4.32m)

Single radiator, tv point, door to under stairs storage cupboard, exposed brick and timbers, rear aspect window, half glazed door to the rear garden.

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

LANDING

Access to roof space. Door to:

BEDROOM 1

12'04 x 8'09 (3.76m x 2.67m)

Single radiator, rear aspect window.

BEDROOM 2

9'04 x 9'00 (2.84m x 2.74m)

Single radiator, front aspect window.

BEDROOM 3

7'09 x 6'02 (2.36m x 1.88m)

Single radiator, rear aspect window.

BATHROOM

6'08 x 6'02 maximum (2.03m x 1.88m maximum)

White suite comprising bath with mixer taps and shower over, wc, pedestal wash hand basin, storage cupboard, laminate floor, front aspect frosted window.

OUTSIDE

To the front of the property is a small garden with flowers, shrubs and bushes. There is a **ALLOCATED PARKING FOR TWO VEHICLES** with one being under a **CARPORT**.

The rear garden has a patio/seating area, steps up to a lawned area enclosed by wooden panelled 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 and out of town into Gloucester Street taking the first right into Onslow Road. Continue along here for a short distance taking the second right into Reevers Road where the property can be found at the top of the road to the right.

PROPERTY SURVEYS

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