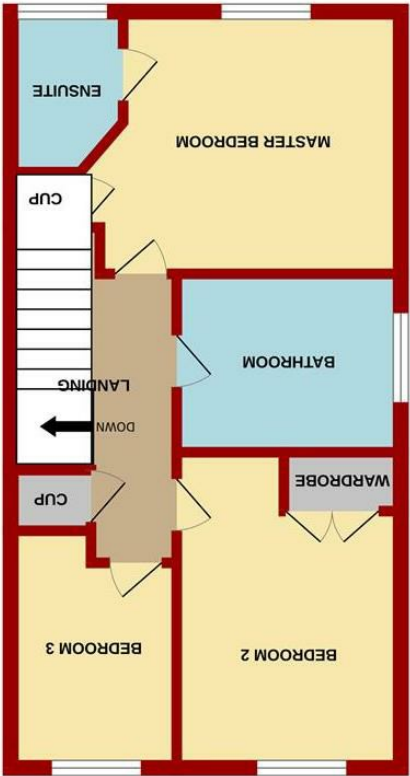
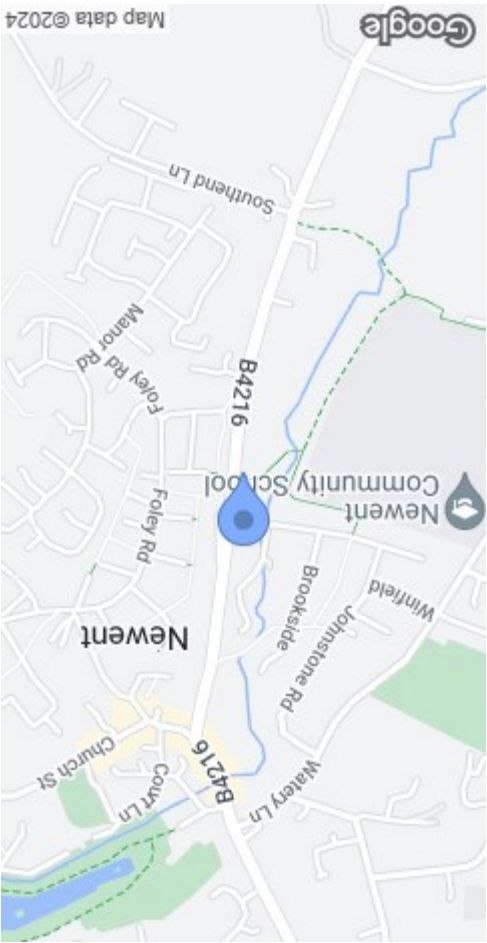


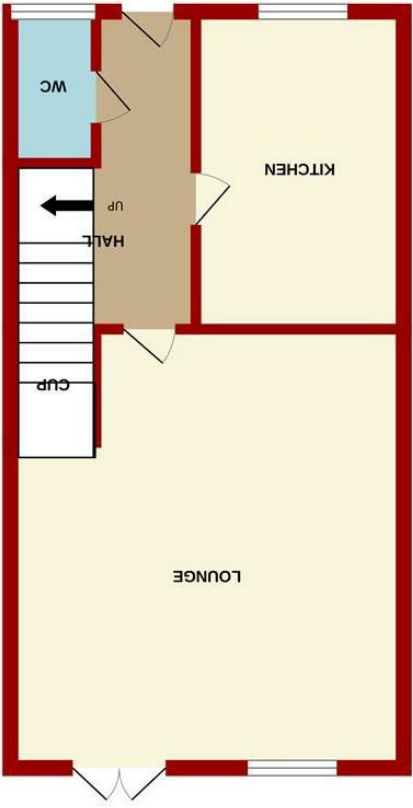
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 | | Current | Target |
|---|--|------------|------------|
| New energy efficient - lower energy costs | | A (93-100) | A (93-100) |
| New energy efficient - lower energy costs | | B (81-92) | B (81-92) |
| New energy efficient - lower energy costs | | C (69-80) | C (69-80) |
| New energy efficient - lower energy costs | | D (55-68) | D (55-68) |
| New energy efficient - lower energy costs | | E (39-54) | E (39-54) |
| New energy efficient - lower energy costs | | F (29-38) | F (29-38) |
| New energy efficient - lower energy costs | | G (1-28) | G (1-28) |
| New energy efficient - lower energy costs | | 78 | 91 |

| Environmental Impact (CO ₂) Rating | | Current | Target |
|--|--|------------|------------|
| New energy efficient - lower CO ₂ emissions | | A (92-100) | A (92-100) |
| New energy efficient - lower CO ₂ emissions | | B (81-91) | B (81-91) |
| New energy efficient - lower CO ₂ emissions | | C (69-80) | C (69-80) |
| New energy efficient - lower CO ₂ emissions | | D (55-68) | D (55-68) |
| New energy efficient - lower CO ₂ emissions | | E (39-54) | E (39-54) |
| New energy efficient - lower CO ₂ emissions | | F (29-38) | F (29-38) |
| New energy efficient - lower CO ₂ emissions | | G (1-28) | G (1-28) |



1ST FLOOR



GROUND FLOOR



55 Culver Street
Newent GL18 1JA

£225,000

A MODERN THREE BEDROOM MID-TERRACE FAMILY HOME with EN-SUITE TO MASTER BEDROOM, PRIVATE ENCLOSED GARDENS, GARAGE and OFF ROAD PARKING, 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.



Enter the property via double glazed front door into:

ENTRANCE HALL

Laminate flooring, double radiator, consumer unit, turning staircase leading off, telephone point, thermostat control.

CLOAKROOM

5'8 x 3'1 (1.73m x 0.94m)

White suite comprising of WC, hand basin, tiled floor, single radiator, extractor fan, front aspect frosted window.

KITCHEN

10'7 x 7'5 (3.23m x 2.26m)

One and a half bowl stainless steel sink with mixer tap, single drainer, base and wall mounted units with laminated worktops and tiled splashbacks, plumbing and space for washing machine, integrated electric oven with four ring gas hob and extractor fan over, space for freestanding fridge / freezer, tiled floor, double radiator, spotlighting, front aspect window.

LOUNGE / DINER

16'2 x 14'8 (4.93m x 4.47m)

Two radiators, TV point, telephone point, door to under stairs storage cupboard, rear aspect window, rear aspect French doors leading to patio and gardens.

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

LANDING

Access to roof space, door to airing cupboard with slatted shelving and storage space housing the Worcester combi-boiler supplying hot water and central heating, thermostat control.

MASTER BEDROOM

11'5 x 9'8 (3.48m x 2.95m)

Additional over stairs wardrobe, Virgin network point, TV point, telephone point, single radiator, front aspect window.

EN-SUITE SHOWER ROOM

5'9 x 4'6 (1.75m x 1.37m)

Corner shower cubicle with inset Mira Select shower, WC, wash hand basin, tiled floor, heated towel rail, extractor fan, front aspect frosted window.

BEDROOM 2

11'5 x 8'2 (3.48m x 2.49m)

Built-in double wardrobes, single radiator, TV point, rear aspect window.

BEDROOM 3

9'0 x 6'4 (2.74m x 1.93m)

Single radiator, Open Reach point, TV point, rear aspect window.

BATHROOM

8'1 x 5'5 (2.46m x 1.65m)

Panelled bath with mixer tap, shower detachment, Mira Sport electric shower, wash hand basin with mixer tap, WC, tiled floor, tiled splashbacks, shaver point, extractor fan, heated towel rail.

OUTSIDE

To the front of the property, the front garden is laid to gravel with a patio path leading to the front door with canopied entrance porch and outside water tap. The rear gardens measure approximately 30ft in length and comprise of a patio seating area, decked area with pergola, lawns, outside lighting, further patio seating area and planted borders. To the rear, a pedestrian gated access and pathway leads to:

EN-BLOC GARAGE AND PARKING AREA

17'5 x 8'6 (5.31m x 2.59m)

The garage is the second one in on the right and accessed via up and over door to the front with potential roof storage space.

SERVICES

Mains water, electric, drainage and gas.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
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 office in Newent, turn right onto Culver Street and proceed along the road for approximately half a mile and the property can be found on the right 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

