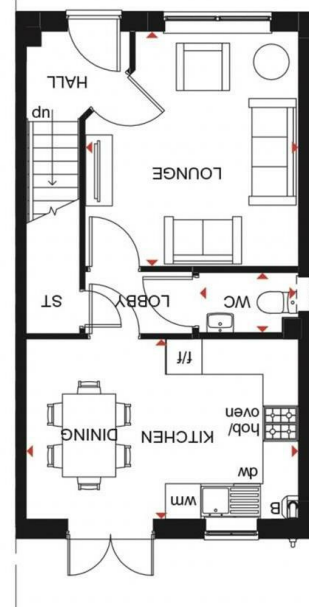
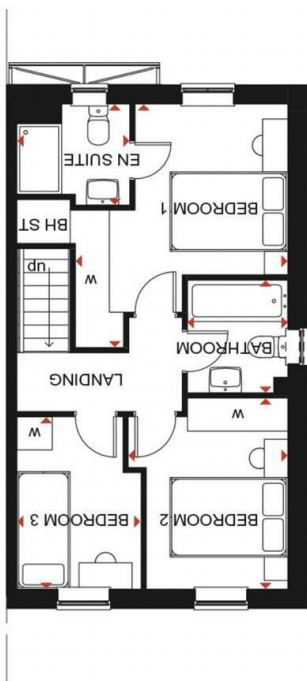
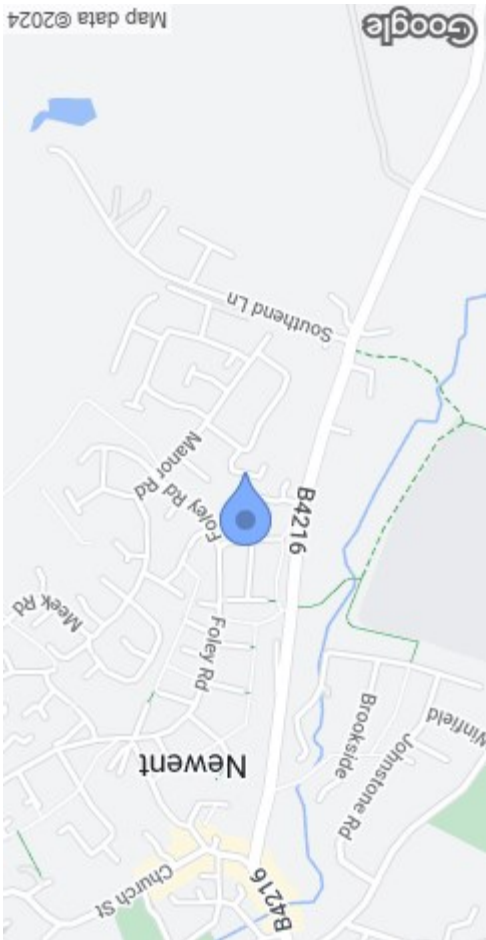




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



2 Eagle Crescent
 Newent GL18 1FD

£250,000

A MODERN THREE BEDROOM END TERRACE FAMILY HOME with EN-SUITE TO MASTER BEDROOM, EIGHT YEAR NHBC GUARANTEE, OFF ROAD PARKING, ENCLOSED GARDENS, situated in a QUIET AND POPULAR CUL-DE-SAC.

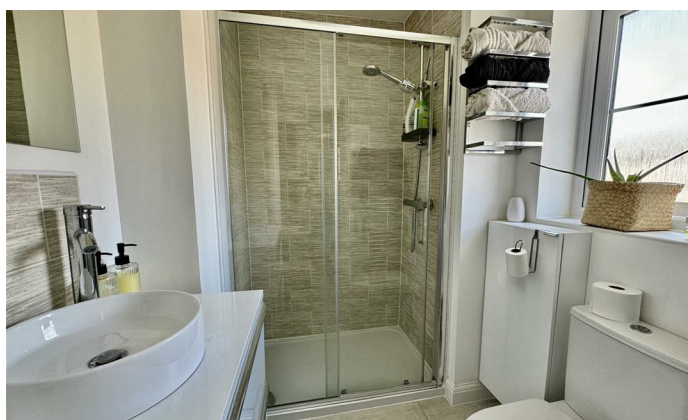
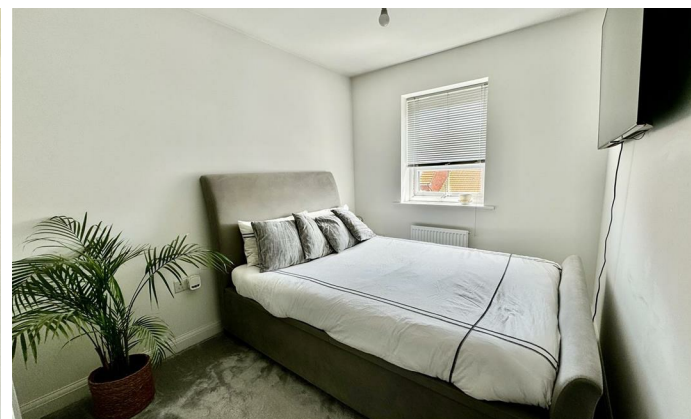
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, 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

5'7 x 4'1 (1.70m x 1.24m)

Herringbone flooring, single radiator, stairs leading off. Door to:

LOUNGE

13'0 x 12'0 (3.96m x 3.66m)

Network points, thermostat control, double radiator, herringbone flooring, large front aspect window.

INNER HALL

6'4 x 3'5 (1.93m x 1.04m)

Door to under stairs storage cupboard / pantry (8'1 x 2'8), consumer unit, telephone internet point, herringbone floor, fitted shelving and storage.

CLOAKROOM

5'3 x 2'5 (1.60m x 0.74m)

WC, pedestal wash hand basin and mixer tap, single radiator, herringbone floor, extractor fan.

KITCHEN / DINER

15'0 x 10'0 (4.57m x 3.05m)

Modern kitchen comprising of a range of base and wall mounted units with laminated worktops and splashbacks, integrated oven with four ring gas hob, stainless steel splashback, extractor fan over, plumbing for washing machine, space for American fridge / freezer, wood laminate flooring, double radiator, rear aspect window, double opening French doors to patio and gardens.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Access to roof space, single radiator.

MASTER BEDROOM

11'7 x 11'7 max (3.53m x 3.53m max)

Thermostat control, single radiator, built-in wardrobes, front aspect window.

EN-SUITE

6'3 x 5'6 (1.91m x 1.68m)

Double shower cubicle accessed via sliding glazed screen, inset shower unit and fully tiled walls, tiled floor, WC, storage unit, vanity wash hand basin with mixer tap and cupboards below, shaver point, chrome heated towel rail, extractor fan, front aspect frosted window.

BEDROOM 2

10'6 x 8'8 (3.20m x 2.64m)

Built-in wardrobes, single radiator, rear aspect window.

BEDROOM 3

9'6 x 7'0 (2.90m x 2.13m)

Single radiator, rear aspect window.

BATHROOM

6'3 x 5'6 (1.91m x 1.68m)

White suite comprising of panelled bath with mixer tap and shower detachment, WC, pedestal wash hand basin with mixer tap, storage units, tiled flooring, tiled splashbacks, double radiator, extractor fan.

OUTSIDE

To the front of the property, there is allocated parking for two vehicles with a patio pathway leading to the front door. A pedestrian side access leads to the rear gardens for bins and external access.

The rear gardens measure approximately 30' in length and comprise of a patio seating area, lawned areas, wooden built garden shed, all enclosed by wood panel fencing.

SERVICES

Mains water, electricity, 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 Newent office, proceed along the High Street into Gloucester Street taking the first right onto Onslow Road and then the first right hand turning and then right again into Eagle Crescent, where the property can be located 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.