

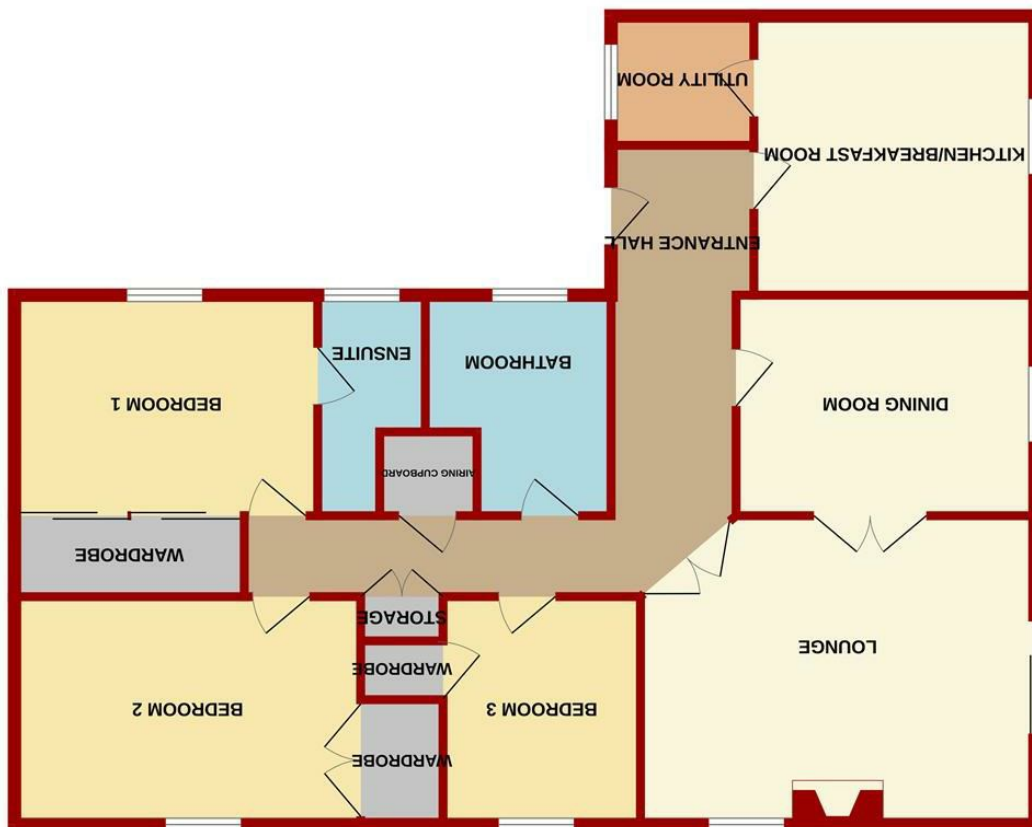
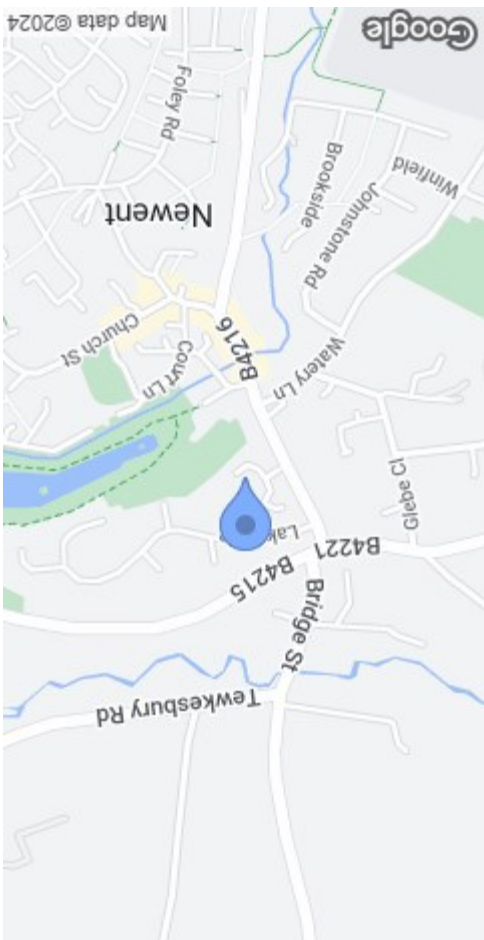


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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where 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	
Very good (low energy)	A
Good	B
Fair	C
Fairly poor	D
Poor	E
Very poor	F
Very poor	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very low	A
Low	B
Medium	C
High	D
Very high	E
Very high	F
Very high	G



GROUND FLOOR



8 Robinson Close  
 Newent GL18 1TQ



# Guide Price £475,000

A HIGHLY SOUGHT AFTER and RARELY AVAILABLE THREE DOUBLE BEDROOM DETACHED BUNGALOW having MASTER EN-SUITE, LARGE MATURE GARDENS, DOUBLE GARAGE, situated in PRIME LOCATION within a SHORT DISTANCE OF NEWENT TOWN CENTRE, all being offered with NO ONWARD CHAIN.

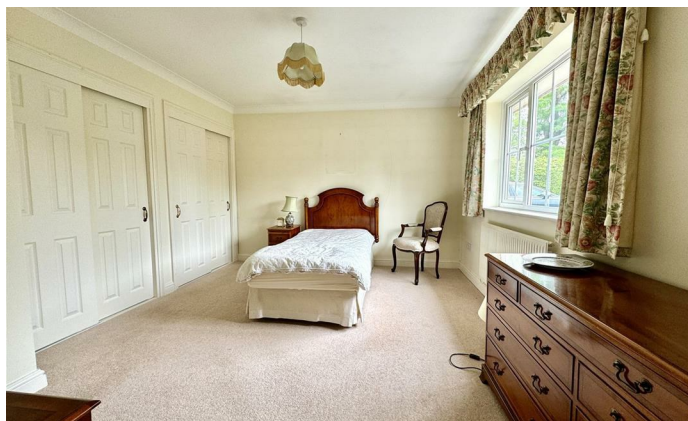
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, 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 side aspect double glazed front door with frosted side panels into:

## ENTRANCE HALL

Two single radiators, telephone point, coved ceiling, thermostat control, access to roof space, door to airing cupboard with lagged hot water tank, slatted shelving and storage space.

## KITCHEN / BREAKFAST ROOM

12'4 x 12'1 (3.76m x 3.68m)

Range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated appliances to include oven, grill, four ring NEFF halogen hob, extractor fan over, telephone point, double radiator, inset spotlighting, side aspect window overlooking the gardens, door to:

## UTILITY

6'3 x 5'7 (1.91m x 1.70m)

Single drainer stainless steel sink unit, base unit with laminated worktops and tiled splashbacks, plumbing for washing machine, space for tumble dryer, wall mounted Glo-Worm boiler supplying hot water and central heating, extractor fan, consumer unit, radiator, side aspect window.

## DINING ROOM

13'1 x 9'8 (3.99m x 2.95m)

Double radiator, coved ceiling, side aspect window overlooking the gardens, French doors leading into:

## LOUNGE

17'3 x 13'7 (5.26m x 4.14m)

Feature stone fireplace with inset gas fire, TV point, double radiator, wall light fittings, rear aspect window, side aspect double glazed sliding doors to patio and gardens.

## MASTER BEDROOM

13'1 x 13'4 into wardrobe recess (3.99m x 4.06m into wardrobe recess)

Built-in double wardrobes accessed via sliding doors, single radiator, telephone point, coved ceiling, front aspect window. Door to:

## EN-SUITE SHOWER ROOM

9'9 x 4'9 max (2.97m x 1.45m max)

Corner shower cubicle accessed via glazed screen, tiled splashbacks WC, wash hand basin, radiator, shaver light point, extractor fan, front aspect frosted window.

## BEDROOM 2

15' into wardrobe recess x 10'1 (4.57m into wardrobe recess x 3.07m)

Single radiator, built-in double wardrobes, coved ceiling, rear aspect window.

## BEDROOM 3

12'4 into wardrobe recess x 10'1 (3.76m into wardrobe recess x 3.07m)

Single radiator, coved ceiling, rear aspect window.

## BATHROOM

9'8 x 7'1 (2.95m x 2.16m)

Wood panelled bath, WC, pedestal wash hand basin, single shower cubicle accessed via glazed screen with inset Triton shower unit, radiator, tiled splashbacks, shaver light point, extractor fan, coved ceiling, front aspect frosted window.

## OUTSIDE

To the front of the property, a block paved driveway provides off road parking for two to three vehicles. The front garden area is planted with mature shrubs and bushes, patio pathway leads to the front door with canopy entrance area. The pathway continues round to the side with gated access into the rear gardens which measure approximately 80' x 50' and comprise of a lawned area, sweeping mature beds planted with flowers, trees, shrubs and bushes, large patio seating area to side and rear, outside lighting and water tap. The gardens offer very good levels of privacy. The rear patio area continues around to a canopied walkway with wrought iron gated access to the driveway. From the canopied walkway, a glazed wooden door provides pedestrian access into:

## DOUBLE GARAGE

19'1 x 17'8 (5.82m x 5.38m)

Accessed via twin up and over doors with power and lighting, rear aspect window.

## AGENT'S NOTE

Probate is yet to be applied for. We believe this will be happening in autumn 2024.

## SERVICES

Mains water, electricity, drainage and gas.

## WATER RATES

Severn Trent - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: F  
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 out of the Newent along the High Street up the hill, taking the last right hand turning into Lakeside and the first right into Robinson Close, where the property can be located.

## PROPERTY SURVEYS

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