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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 G 35-38 kWh/m ² per year (2020)	 3 35-38 g/kWh CO ₂ (2020)



Measurements are approximate. Not to scale. Illustrative purposes only
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53 Culver Street
 Newent GL18 1JA

£229,500

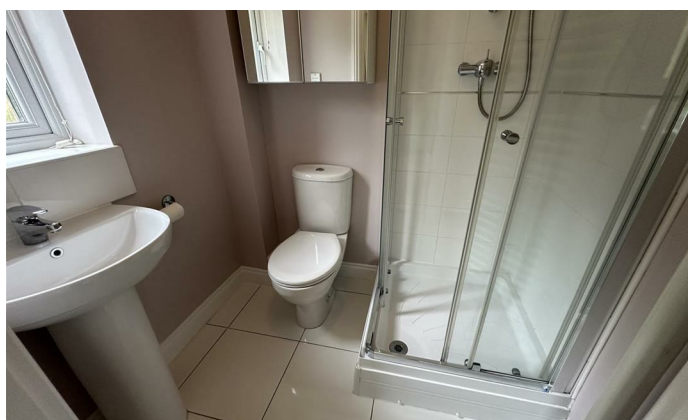
THREE BEDROOM END TERRACED HOUSE with EN-SUITE situated in a GOOD LOCATION BACKING ONTO MATURE TREES with GARAGE and ENCLOSED WESTERLY FACING REAR GARDEN all being offered with NO ONWARD CHAIN.

Newent offers a range of shops, supermarkets, 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.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.

The property benefits from MASTER BEDROOM WITH EN-SUITE, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, ENCLOSED WESTERLY FACING REAR GARDEN and GARAGE with OFF ROAD PARKING FOR ONE VEHICLE TO THE FRONT.



ENTRANCE HALL

Via part glazed door, tiled flooring, double radiator, stairs to the first floor.

CLOAKROOM

White suite comprising close coupled WC, pedestal wash hand basin with tiled splash back, tiled flooring, heated towel rail, front aspect frosted window.

LOUNGE

16'02" x 14'09" (4.93m x 4.50m)

Built in storage cupboard with light and shelving, two single radiators, rear aspect window with private outlook over the gardens, fully double glazed french doors to the garden.

KITCHEN

10'09" x 7'05" (3.28m x 2.26m)

Range of base and wall mounted units, stainless steel one and a half bowl single drainer sink unit with cupboard under, fitted electric Bosch double oven with four ring gas hob over and built in cooker hood above, plumbing for automatic washing machine, double radiator, spotlighting, front aspect window.

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

LANDING

Cupboard with shelving and gas fired central heating and domestic hot water boiler, access to insulated roof space with lighting via loft ladder.

BEDROOM 1

11'05" x 9'09" (3.48m x 2.97m)

Built in storage cupboard with hanging rail, single radiator, front aspect window. Door to:

EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray with shower and tiled surround, close coupled WC, pedestal wash hand basin, tiled flooring, heated towel rail, front aspect frosted window.

BEDROOM 2

11'05" x 8'01" (3.48m x 2.46m)

Built in double wardrobe with hanging rail and shelving, radiator, rear aspect window with lovely outlook onto mature trees.

BEDROOM 3

8'00" x 6'03" (2.44m x 1.91m)

Mirror faced double and single wardrobe with hanging rails, shelving and drawers, wall mounted shelving, single radiator, rear aspect window with a lovely outlook over mature trees.

SHOWER ROOM

Fitted double shower cubicle and tray with shower over and tiled surround, vanity wash hand basin with tiled splash back and cupboards below, mirror faced medicine cabinet, close coupled WC, heated towel rail, wall mirror, tiled flooring, extractor fan and shaver point.

OUTSIDE

To the front of the property there are steps up to the front door, a gravel and stone garden area, outside tap and light.

Gated access leads to the westerly facing rear garden enclosed by fencing with a paved patio area, lawned area, outside light, external power point and WOODEN GARDEN SHED MEASURING 7'00" x 5'00" with vent for tumble dryer, shelving, power and lighting.

A short distance from the property there is a tarmac driveway suitable for the OFF ROAD PARKING OF ONE VEHICLE leading to the:

GARAGE

17'04" x 8'08" (5.28m x 2.64m)

Via up and over door.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

Severn Trent - meter.

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 the office turn right onto Culver Street and the property can be found on the right hand side.

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.

