



89 Meek Road  
Newent GL18 1DX



STEVE GOOCH  
ESTATE AGENTS | EST 1985



## Guide Price £239,995

A SPACIOUS and VERY WELL PRESENTED THREE DOUBLE BEDROOM MID TERRACE FAMILY HOME having CONSERVATORY, PRIVATE REAR GARDENS, PLEASANT ELEVATED OUTLOOK over SURROUNDING PARKLAND and ALLOCATED OFF ROAD PARKING.

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 is entered via a UPVC double glazed front door into:

### ENTRANCE HALL

20'0 x 7'0 max (6.10m x 2.13m max)

Stairs leading to the first floor, single radiator, under stairs storage area, door to:

### CLOAKROOM

5'8 x 3'3 (1.73m x 0.99m)

White suite comprising of low-level WC, vanity wash hand basin with mixer tap and cupboard below, tiled splashbacks, single radiator, extractor fan and light.

### KITCHEN / DINING ROOM

14'4 x 9'3 (4.37m x 2.82m)

A range of base and wall mounted units with laminated worktops and splashbacks, plumbing for washing machine, integral dishwasher, integral electric oven with four ring gas hob and extractor fan over with stainless steel splashback, space for free standing fridge / freezer, door to pantry with shelving and storage space, panelled radiator, wall mounted Ideal combi boiler supplying the domestic hot water and central heating, power points, spot lighting, front aspect window.

### LOUNGE / STUDY AREA - L SHAPED

12'3 x 16'8 max (3.73m x 5.08m max)

Power points, double radiator, TV point, rear aspect window, UPVC double glazed French doors leading to:

### CONSERVATORY

12'5 x 8'0 (3.78m x 2.44m)

Insulating reflective roof, power points, pleasant outlook over surrounding fields and countryside, rear opening French doors to patio and gardens.

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

### LANDING

Power points, access to roof space with loft ladder, over stairs and landing storage cupboard.

### BEDROOM 1

13'5 x 9'3 (4.09m x 2.82m)

Power points, single radiator, rear aspect window offering pleasant elevated views over surrounding parkland and countryside.

### BEDROOM 2

13'4 x 9'3 (4.06m x 2.82m)

Power points, single radiator, front aspect window.

### BEDROOM 3

9'7 x 7'3 (2.92m x 2.21m)

Power points, single radiator, rear aspect window offering pleasant views over surrounding parkland and countryside.

### BATHROOM

7'2 x 6'4 (2.18m x 1.93m)

White suite comprising panelled bath with built-in shower unit over, low-level WC, pedestal wash hand basin, chrome heated towel rail, tiled walls, extractor fan, front aspect frosted window.

### OUTSIDE

To the front of the property there is a small garden laid to gravel with paving leading to the front door.

The rear gardens are laid to patio for low maintenance with flower and shrub borders, wooden built garden shed, all enclosed by wood panel fencing with rear pedestrian gate providing access to the allocated off road parking area.

### SERVICES

Mains water, drainage, electric and gas.

The property owns 4 solar panels feeding in to the grid directly.

### WATER RATES

Severn Trent - to be advised.

### LOCAL AUTHORITY

Council Tax Band: TBC

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

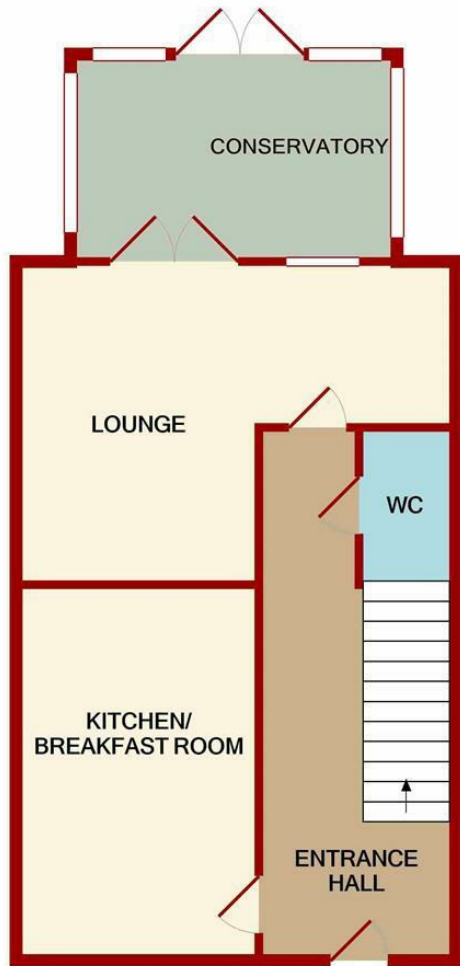
Freehold.

### VIEWING

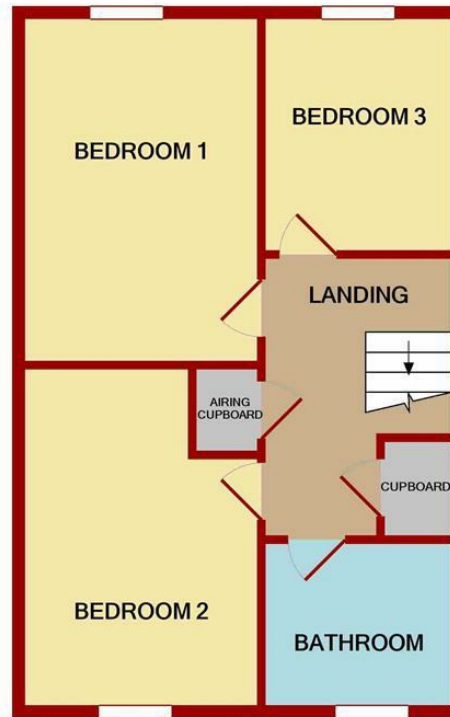
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From our Newent office, proceed along the High Street into Broad Street and into Gloucester Street, taking the first right into Onslow Road. Proceed along taking the second left into Meek Road and continue along where the property will be found on the left hand side as marked by our For Sale Board.

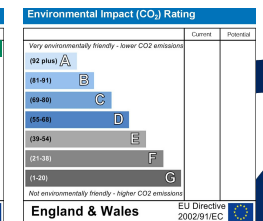
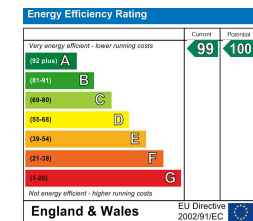
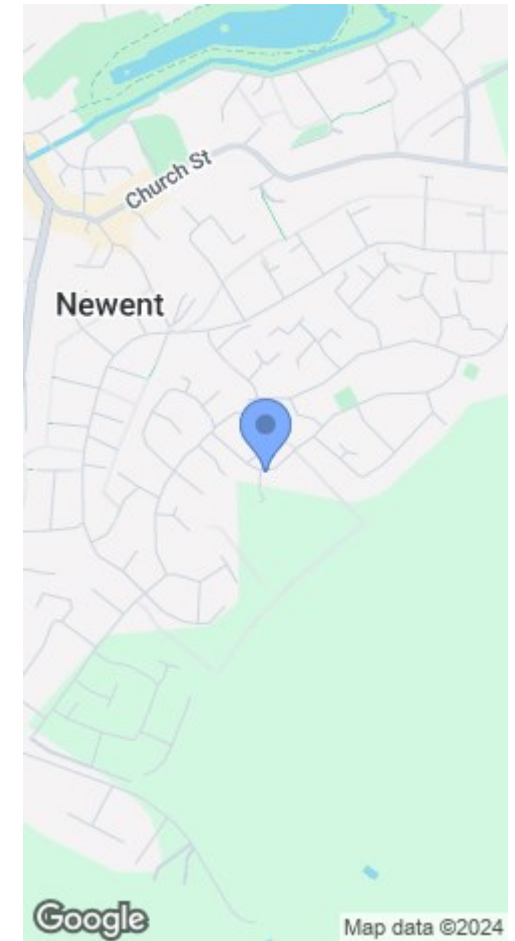


GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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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.



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