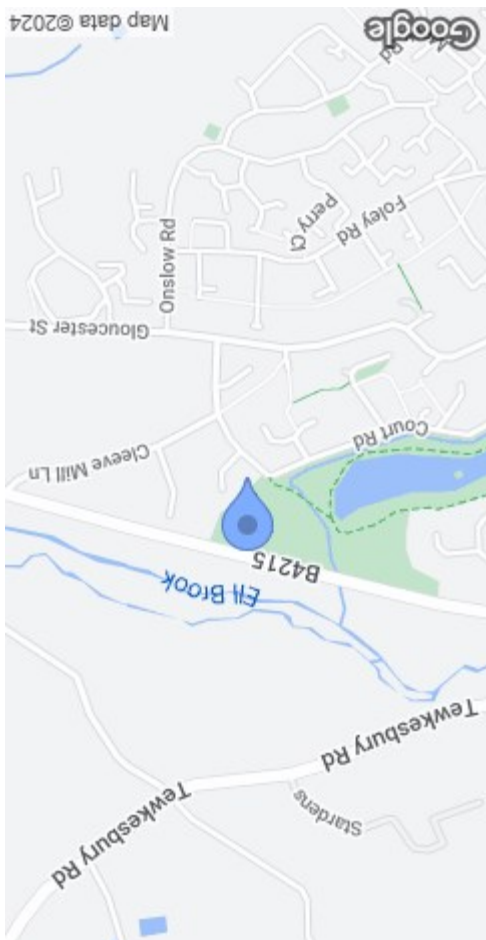


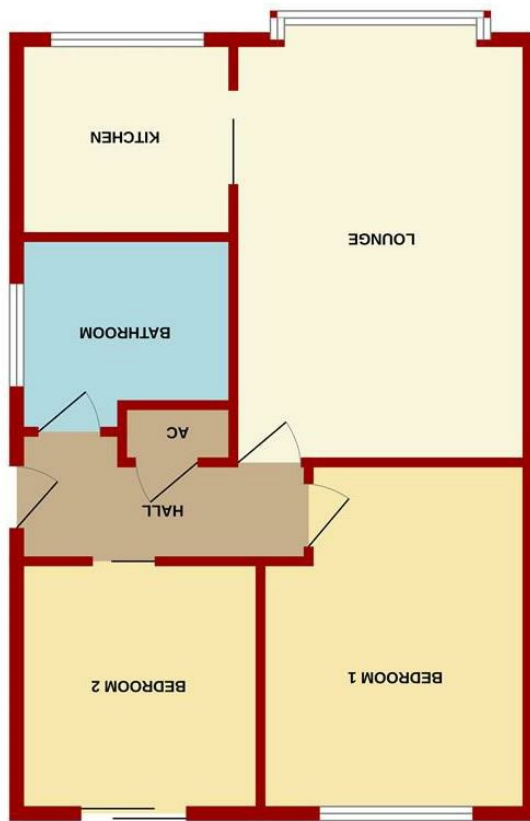


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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																												
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Measurements are approximate. Not to scale. Illustrative purposes only. Made with Moxley 02024



GROUND FLOOR



8 Croft Road
 Newent GL18 1SW

Guide Price £250,000

A TWO BEDROOM DETACHED BUNGALOW situated on the OUTSKIRTS OF THE MARKET TOWN OF NEWENT, within EASY WALKING DISTANCE OF NEWENT LAKE, GARAGE and AMPLE PARKING, PRIVATE ENCLOSED GARDEN, 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 UPVC frosted double glazed door into:

ENTRANCE HALL

Power points radiator, inset ceiling lights, access to loft space, wooden door giving access to airing cupboard housing the Worcester gas-fired combination boiler. Wooden door to:

LOUNGE

16'8 x 10'8 (5.08m x 3.25m)

Power points, radiator, telephone point, television point, coving, front aspect UPVC double glazed window. Opening through to:

KITCHEN

8'8 x 6'8 (2.64m x 2.03m)

Range of base, wall and drawer mounted units, space for cooker, space for fridge / freezer, plumbing for washing machine, one and a half bowl single drainer sink unit with mixer tap over, appliance points, power points, partly tiled walls, inset ceiling lights, coving, tiled flooring, front aspect UPVC double glazed window.

BEDROOM 1

12'3 x 7'8 (3.73m x 2.34m)

Radiator, power points, rear aspect UPVC double glazed window.

BEDROOM 2

9'7 x 9'3 (2.92m x 2.82m)

Radiator, coving, sliding double glazed doors giving access to the rear garden.

BATHROOM

White suite comprising of a P-shaped bath with shower attachment over, vanity wash hand basin with cupboard below, low-level WC, fully tiled walls, tiled flooring, inset ceiling lights, extractor fan, side aspect frosted UPVC double glazed window.

OUTSIDE

Tarmacadam driveway to the front and the side of the garage which is suitable for the parking of several vehicles which in turn leads to:

DETACHED GARAGE

Accessed via up and over door, personal door to the rear garden.

To the front of the property, there is a lawned area with flower borders, pathway giving access to the front / side door. Access is gained to the side of the property via a wooden gate which takes you to the rear garden where there is a lawned area, patio seating area, enclosed by walling and fencing.

SERVICES

Mains electricity, drainage and gas.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
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 Newent, head up the High Street, following the road around onto Church Road, then onto Gloucester Street. As you head out of Gloucester Street, turn left into Cleeve Mill Estate, continue down this road into Croft Road where 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.