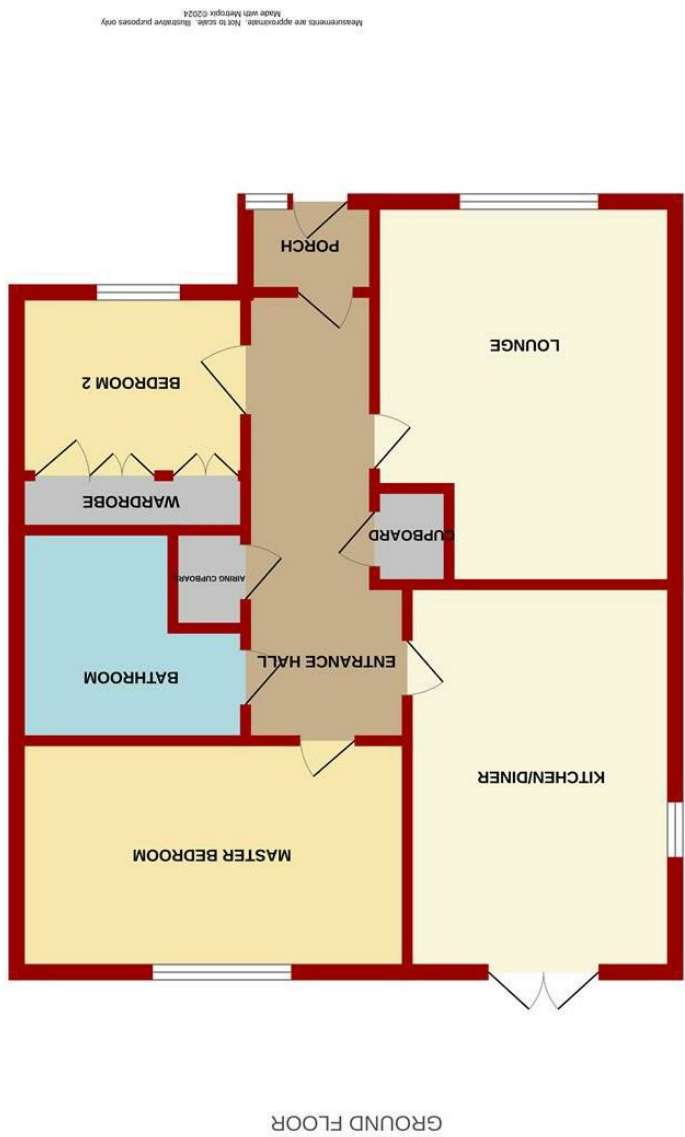
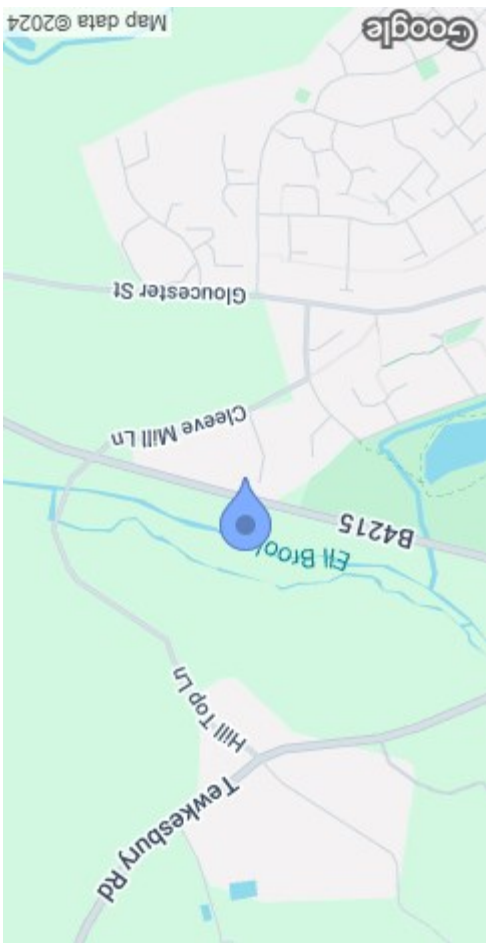




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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: 93-100 B: 81-92 C: 69-80 D: 55-68 E: 49-54 F: 35-48 G: 1-34	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-95



8 Mill Park
 Newent GL18 1EX

£285,000

OCCUPYING A GENEROUS CORNER PLOT in a SOUGHT AFTER DEVELOPMENT FOR OVER 50's this TWO BEDROOM SEMI DETACHED BUNGALOW is situated CLOSE to the TOWN CENTRE and is being OFFERED with NO ONWARD CHAIN.

Newent itself offers a range of amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres and a Local Library. A regular Bus Service runs to Gloucester, Ross-on-Wye and surrounding areas.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.

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 accessed via a part double glazed upvc door into:



ENTRANCE PORCH

4'09 x 3'03 (1.45m x 0.99m)

Inset ceiling spot light. Composite door gives access into:

ENTRANCE HALL

16'08 x 5'10 (5.08m x 1.78m)

Radiator, power points, telephone point, door to airing cupboard, door to storage cupboard, access to loft space. Door to:

KITCHEN/DINER

14'00 x 9'08 (4.27m x 2.95m)

A range of base, wall and drawer mounted units, rolled edge worktops, integrated appliances to include a Bosch oven with four ring gas hob above, stainless steel splashback, stainless steel extractor fan, built in Bosch washing machine, one and a half bowl single drainer stainless steel sink unit, mixer tap above with water softener, condenser tumble dryer and fridge/freezer, inset ceiling spot lights, radiator, power points, appliance points, side aspect double glazed upvc window, rear aspect double glazed upvc french doors.

LOUNGE

13'11 x 10'07 (4.24m x 3.23m)

Radiator, power points, tv point, telephone point, front aspect double glazed upvc window.

BEDROOM 1

14'07 x 8'05 (4.45m x 2.57m)

Radiator, power points, telephone point, tv point, rear aspect double glazed upvc window.

BEDROOM 2

8'05 x 6'02 (2.57m x 1.88m)

Radiator, power points, built in wardrobes, front aspect double glazed upvc window.

BATHROOM

Modern white suite comprising panelled bath, shower over enclosed by tiling, low level wc, vanity wash hand basin, heated towel rail, inset ceiling spot lights, part tiled walls.

OUTSIDE

To the front of the property there is a lawned area, off road parking for at least two cars. The rear garden has gated access from the front and is situated on a generous corner plot, patio area, shed, outside tap, mostly laid to lawn all enclosed by fencing having a pleasant outlook.

AGENT'S NOTE

Maintenance charge of £100 per annum approximately to cover communal areas and street lighting.

SERVICES

Mains water, mains drainage, mains gas and mains electricity.

WATER RATES

To be advised.

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 office head out of town on the Gloucester Road turning left onto Cleeve Mill Estate turning right onto Mill Park, follow the road around to the left hand side where the property can be found in the corner.

PROPERTY SURVEYS

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

