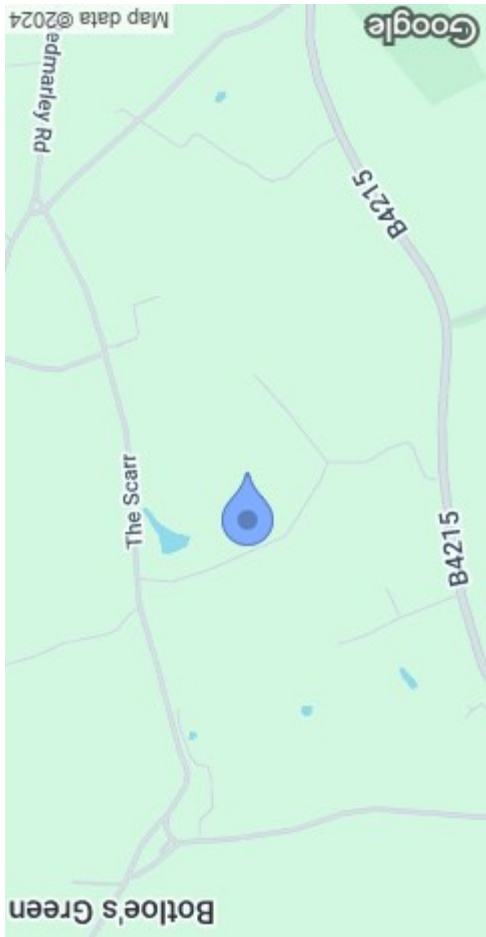




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (93-100)	A (100-120)
B (81-92)	B (80-100)
C (69-80)	C (60-80)
D (55-68)	D (45-59)
E (39-54)	E (31-44)
F (21-38)	F (16-30)
G (1-20)	G (1-15)



GROUND FLOOR



Guide Price £275,000

A TWO BEDROOM SEMI-DETACHED SINGLE STOREY DWELLING with NEW KITCHEN AND BATHROOM, ALLOCATED OFF ROAD PARKING, ENCLOSED GARDENS, situated in a PLEASANT SEMI-RURAL LOCATION, 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 double opening French doors into:

KITCHEN / DINING / FAMILY ROOM

18'3 x 14'5 (5.56m x 4.39m)

Modern fitted kitchen with a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated oven with four ring gas hob, extractor fan over, plumbing for washing machine, space for tumble dryer, space for tall fridge / freezer, inset spotlighting, TV point, thermostat control, consumer unit, double radiator, wall mounted Worcester LPG fired combi boiler, roof light, front aspect window. Glazed wooden door into:

LOUNGE

22'2 x 9'5 (6.76m x 2.87m)

Two radiators, inset spotlighting, wall light fittings, TV point, two side aspect windows and side aspect double opening French doors to patio and gardens.

BEDROOM 1

14'2 x 8'5 (4.32m x 2.57m)

Inset spotlighting, TV point, radiator, rear aspect window offering pleasant outlook over neighbouring vineyard.

BEDROOM 2

8'5 x 8'0 (2.57m x 2.44m)

Single radiator, inset spotlighting, light tube.

BATHROOM

6'5 x 4'5 (1.96m x 1.35m)

Newly fitted to comprise compact bath tub with inset shower system over, integrated modern taps, glazed screen, inset WC, wall mounted wash hand basin with mixer tap, vanity units below, chrome heated towel rail, fully polished tiled walls and floor, inset spotlighting, side aspect frosted window.

OUTSIDE

To the front of the property, there is allocated parking for two vehicles and enclosed gardens to the side, laid to patio for low maintenance, enclosed by newly installed concrete posted wooden panel fencing.

AGENT'S NOTE

To the left hand side of the property, we currently have a four bedroom detached house for sale which may be worth considering for those requiring multi-generational living. Please contact our office for further details.

SERVICES

Mains water, electricity and drainage. LPG heating.

WATER RATES

Severn Trent - to be confirmed.

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 Newent, head up the High Street to the cross roads, heading straight over at the traffic lights towards Dymock, taking the first right onto the Tewkesbury Road, taking the next left signposted Redmarley. Proceed along the Redmarley road, taking the left hand turning at the Lime tree headed towards The Scarr on Scarr Road. Turn left into Orchard Road. Proceed along where the property can be found on the left 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.