



17 Chedworth  
Newent GL18 1SE



STEVE GOOCH  
ESTATE AGENTS | EST 1985



## Guide Price £235,000

OCCUPYING A LARGE CORNER PLOT is this THREE BEDROOM END TERRACED FAMILY HOME with WRAP AROUND GARDENS, IDEAL FOR FIRST TIME BUYERS OR INVESTORS ALIKE, situated within EASY WALKING DISTANCE of the MARKET TOWN of NEWENT, 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 M5 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 glazed front door into:

### **ENTRANCE HALL**

15'0 x 6'2 (4.57m x 1.88m)

Stairs leading off, laminate floor, door to under stairs storage cupboard, single radiator, thermostat control.

### **LOUNGE**

12'9 x 12'0 (3.89m x 3.66m)

Single radiator, TV point, brick effect fireplace, laminate flooring, front aspect French doors to the garden.

### **KITCHEN / DINING ROOM**

18'5 x 9'1 (5.61m x 2.77m)

The kitchen has a range of base and wall mounted units with laminated worktops and tiled splashbacks, electric cooker point, plumbing for washing machine, space for further appliance, additional recess housing storage cupboard and larder area / American fridge / freezer recess, single radiator, two rear aspect windows. Door to:

### **REAR HALLWAY**

3'3 x 3'6 (0.99m x 1.07m)

Double doors into storage cupboard. Side aspect double glazed door to patio and gardens. Door to:

### **CLOAKROOM**

4'9 x 3'0 (1.45m x 0.91m)

WC, wash hand basin, single radiator, side aspect window.

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

### **LANDING**

Access to roof space.

### **BEDROOM 1**

12'7 x 9'9 (3.84m x 2.97m)

Additional recess housing 'his' and 'hers' built-in wardrobes, single radiator, front aspect window.

### **BEDROOM 2**

12'0 x 9'3 (3.66m x 2.82m)

Laminate flooring, built-in additional double wardrobe, single radiator, front aspect window with a pleasant elevated view.

### **BEDROOM 3**

9'0 x 8'3 (2.74m x 2.51m)

Single radiator, front aspect window.

### **SHOWER ROOM**

6'1 x 6'1 (1.85m x 1.85m)

Refitted to comprise large walk-in shower cubicle with inset shower system, laminate splashbacks, pedestal wash hand basin, WC, laminate floor, single radiator, rear aspect frosted window.

### **OUTSIDE**

A pedestrian gated access and pathway leads to the front door. The property occupies a corner plot with wrap around gardens to the front, side and rear, is laid to lawn and enclosed by 6ft fencing. At the rear of the property, there is a patio seating area, wooden built garden shed, bin storage area, back gate to parking area, door to boiler cupboard housing the gas-fired Baxi boiler.

### **SERVICES**

Mains water, electricity, gas and drainage.

### **WATER RATES**

Severn Trent - to be confirmed.

### **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.

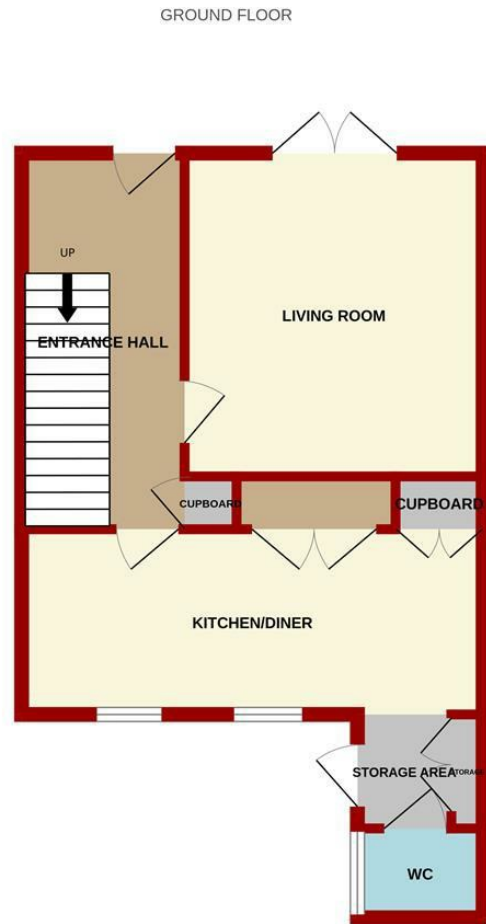
### **DIRECTIONS**

From our Newent Office, proceed along the High Street into Broad Street, out of Newent and taking the first turning right into Onslow Road. Turn right into Foley Road, following the road around and Chedworth is the second turning on the right hand side. The property can be found on the left as marked by our 'For Sale' board.

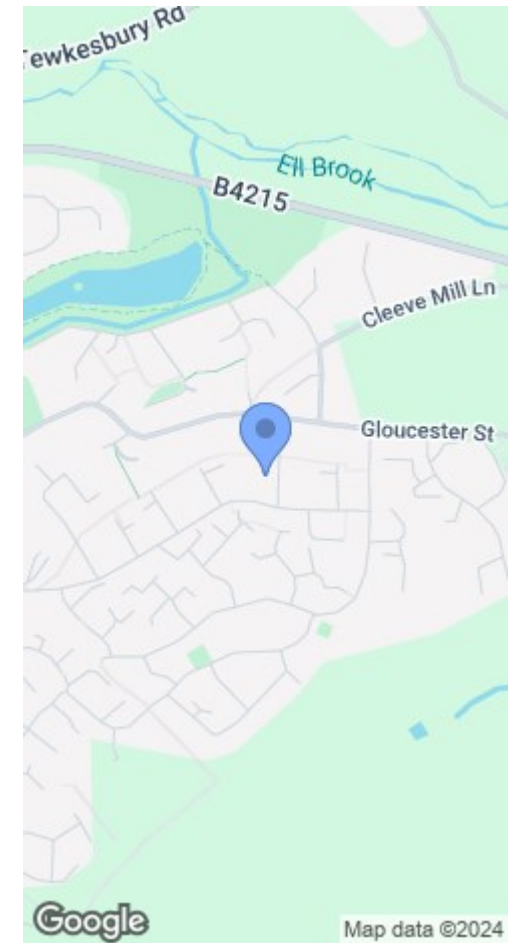
### **PROPERTY SURVEYS**

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





Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) A			86	(81-91) A			
(82-91) B				(69-80) B			
(69-81) C		73		(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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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