

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	
Current	Future
95	
84	
Very energy efficient - low running costs	
A	
(93-100)	
B	
(81-92)	
C	
(69-80)	
D	
(55-68)	
E	
(39-54)	
F	
(29-38)	
G	
(1-28)	
Very energy inefficient - high running costs	
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Guide Price £345,000

A VERY WELL POSITIONED THREE BEDROOM DETACHED FAMILY HOME having MASTER EN-SUITE, KITCHEN / FAMILY / DINING ROOM, SEPARATE LOUNGE, ENCLOSED GARDEN, SIDING ON TO THE PRIVATE PLAY PARK / FIELD, SINGLE GARAGE and OFF ROAD PARKING.

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.



Entrance via part glazed door from the side through to:
ENTRANCE HALL
Tiled flooring, single radiator, front aspect window, stairs to the first floor.

CLOAKROOM
White suite comprising close coupled WC, corner wash hand basin, tiled splashback, single radiator, side aspect frosted window.

LOUNGE
14'1 x 13'7 into front aspect bay window (4.29m x 4.14m into front aspect bay window)
Double radiator, front aspect bay window with a private outlook.

FAMILY KITCHEN / DINING ROOM
18'5 x 11'5 (5.61m x 3.48m)
One and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated electric oven, cupboard above and below, four ring gas hob with cooker hood above, integrated washing machine and dishwasher, tiled flooring, double radiator, good sized cupboard under the stairs with lighting, corner wall mounted cupboard housing the gas-fired central heating and domestic hot water boiler, rear aspect window overlooking the gardens, side aspect window with a lovely private outlook over the private play park / sports field.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING
Airing cupboard with slatted shelving, single radiator, access to insulated roof space (part boarded) via loft ladder.

MASTER BEDROOM
12'7 x 11'2 (3.84m x 3.40m)
Full height fitted bedroom furniture to include triple wardrobe via mirror faced sliding doors, various hanging rails and shelving, single radiator, front aspect window with a pleasant outlook over the park. Door to:

EN-SUITE SHOWER ROOM
Fitted shower cubicle and tray, shower, tiled surround, wash hand basin, tiled splashback, close coupled WC, tiled flooring, single radiator, front aspect frosted window.

BEDROOM 2
10'1 x 8'6 (3.07m x 2.59m)
Radiator, rear aspect window with an outlook over the gardens.
BEDROOM 3
10'8 x 8'0 (3.25m x 2.44m)
Single radiator, rear aspect window overlooking the gardens.

BATHROOM
White suite comprising of a modern panelled bath with shower over, tiled surround, close coupled WC, pedestal wash hand basin with tiled splashback, single radiator, side aspect frosted window.

OUTSIDE
A tarmac driveway, suitable for the parking of three to four vehicles leads to:

DETACHED SINGLE GARAGE
20'0 x 10'7 (6.10m x 3.23m)
Accessed via up and over door, power and lighting, eaves storage space, half glazed door through to the side.

The front garden has a small border, outside lighting and pathway leads to the front door. Gated side access leads through to the rear where there is an enclosed garden measuring approximately 30' x 25', paved patio area, lawned area, raised flower border with flowers and shrubs, outside tap, outside lighting, walling and fencing surrounding, siding on to the private play park / sports field.

SERVICES
Mains water, electric, gas and drainage.

AGENT'S NOTE
Maintenance charge of approximately £320 per annum to cover maintenance of all communal areas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can

be found via the Additional Links section, see "Property and Area Information" link.

We have been advised by the current vendors that fibre broadband is available at the property and is supplied via BT.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: D
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 out on the Ross Road on the B4221. Take the right hand turning into Valegro Avenue. Follow this road along and Horsefair Close will be found on the left hand side. Proceed along Horsefair Close and the property will be found on your 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.