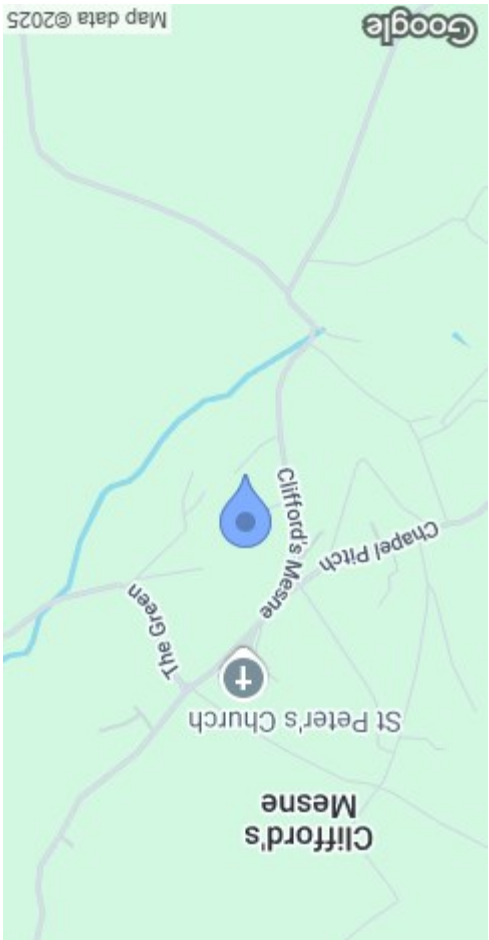


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
<p>Very Energy Efficient (A+)</p> <p>Very Energy Efficient (A)</p> <p>Energy Efficient (B)</p> <p>Energy Efficient (C)</p> <p>Energy Efficient (D)</p> <p>Energy Efficient (E)</p> <p>Energy Efficient (F)</p> <p>Energy Efficient (G)</p>	<p>Climate</p> <p>Finance</p>	<p>Very Environmentally Friendly (A+)</p> <p>Very Environmentally Friendly (A)</p> <p>Environmentally Friendly (B)</p> <p>Environmentally Friendly (C)</p> <p>Environmentally Friendly (D)</p> <p>Environmentally Friendly (E)</p> <p>Environmentally Friendly (F)</p> <p>Environmentally Friendly (G)</p>	<p>Climate</p> <p>Finance</p>



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



Guide Price £299,950

A RARELY AVAILABLE AND EXTENDED THREE BEDROOM MID TERRACED PROPERTY with NEWLY FITTED KITCHEN, CONSERVATORY, situated in the EVER POPULAR AREA OF CLIFFORDS MESNE, having LARGE REAR GARDEN APPROXIMATELY 100FT BACKING ONTO WOODLAND, all being offered with NO ONWARD CHAIN.

Cliffords Mesne is located approximately 2 miles from Newent which offers a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library. A regular bus service runs to Gloucester, Ross-on-Wye and surrounding areas. The City of Gloucester (10 miles approximately) has more comprehensive facilities including a mainline train station.

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.

For the commuter, access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for onward connection with the M5 motorway, linking up the Midlands, the North, Wales and the South.



Entrance via part glazed door through to:

ENTRANCE HALL
Tiled flooring, under stair storage space, radiator, stairs to the first floor.

LOUNGE
17'11 x 11'6 (5.46m x 3.51m)
Brick fireplace, raised hearth, inset wood burning stove with back boiler supplying the central heating and domestic hot water boiler, front aspect bow window overlooking the gardens. Opening through to:

CONSERVATORY
8'10 x 8'7 (2.69m x 2.62m)
UPVC double glazed with a pitched roof, half glazed door through to the gardens with a lovely private outlook onto woodland beyond.

KITCHEN
12'0 x 9'0 (3.66m x 2.74m)
Newly fitted kitchen comprising single drainer sink unit, base and wall mounted units, integrated fridge / freezer, oven, microwave and hob, plumbing for washing machine, tiled flooring, half glazed stable door through to the rear. Opening to:

UTILITY
9'0 x 5'9 (2.74m x 1.75m)
Tiled flooring, double radiator, half glazed door through to the front.

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

LANDING

BEDROOM 1
11'7 x 10'5 (3.53m x 3.18m)
Fitted wardrobe with hanging rail, airing cupboard with hot water tank, access to roof space, front aspect window overlooking the gardens.

BEDROOM 2
11'10 x 8'8 (3.61m x 2.64m)
Radiator, built-in wardrobe with hanging rail, front aspect window.

BEDROOM 3
8'8 x 7'3 (2.64m x 2.21m)
Built-in wardrobe / cupboard with hanging rail, single radiator, rear aspect window with a lovely private outlook over the gardens and woodland.

BATHROOM
Newly fitted white suite with modern panelled bath, electric shower over, tiled surround, vanity wash hand basin cupboards below, single radiator, spotlighting, rear aspect frosted window.

CLOAKROOM
White suite comprising close coupled WC, rear aspect frosted window.

OUTSIDE
A pathway leads to the front door where there is a good sized lawned area, hedging surround (potential to take the fence out and put parking here if required).

To the rear, there is a patio area, small brick-built shed, large lawned area, fencing and hedging surround with a lovely outlook onto the forestry beyond. The rear garden measures approximately 100 ft in length.

SERVICES
Mains water, electricity and drainage. Solid fuel heating.

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.

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 our Newent office, proceed along the High Street turning left onto Watery Lane. Proceed along here for two to three miles into the village of Cliffords Mesne, turning left where the lane splits at the telephone box. Proceed along for a short distance and Southall Terrace will be found on your 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.