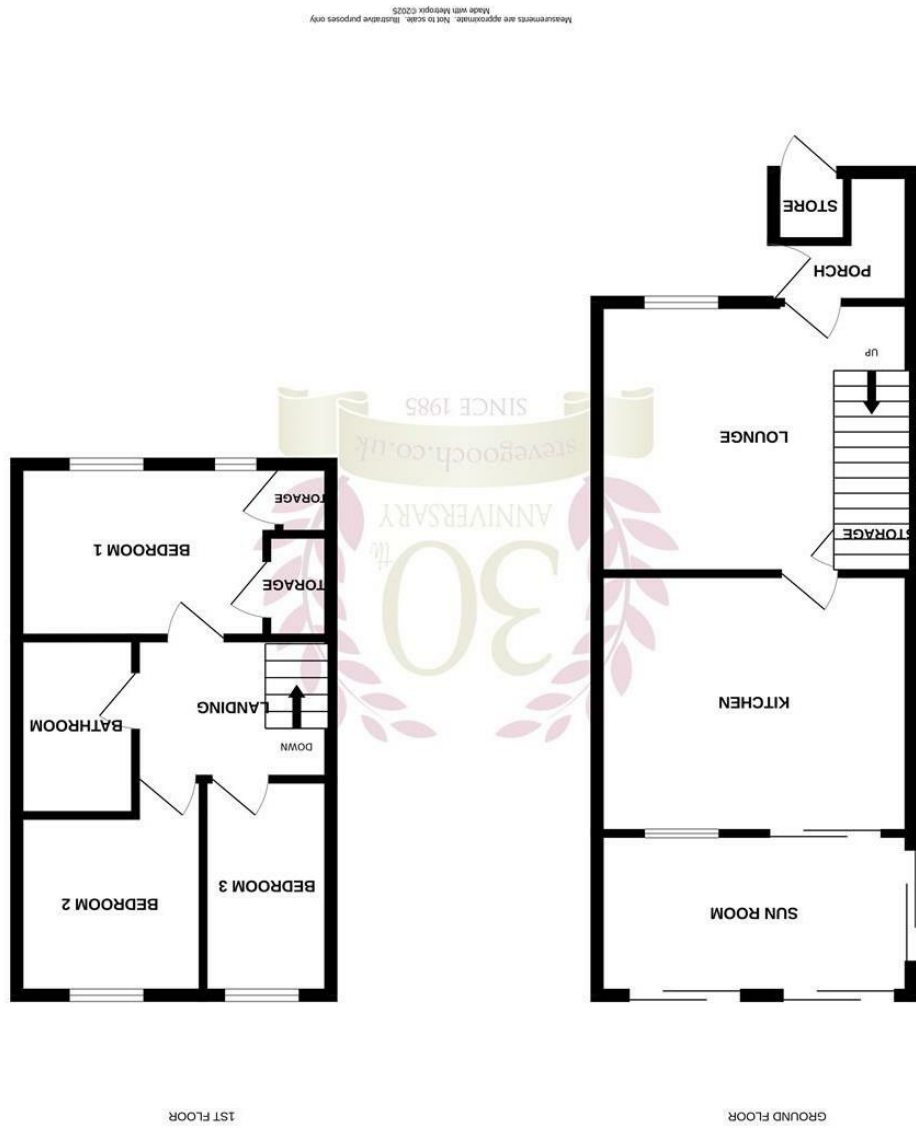
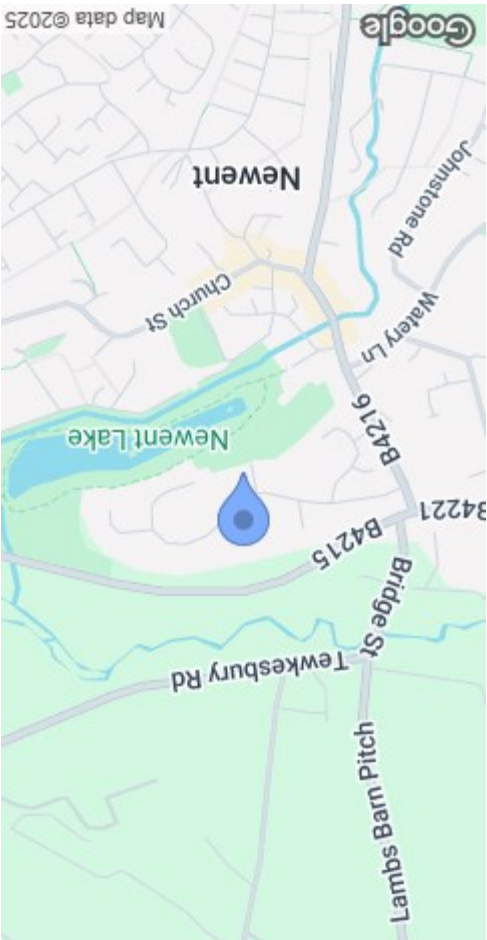


MISREPRESENTATION DISCLAIMER

Energy Efficiency Rating	2020/21 EPC	England & Wales	2020/21 EPC	England & Wales
Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)
Very Energy Efficient (A)	89-91	Very Energy Efficient (A)	89-91	Very Energy Efficient (A)
Good (B)	81-88	Good (B)	81-88	Good (B)
Decent (C)	69-80	Decent (C)	69-80	Decent (C)
Needs Improvement (D)	55-68	Needs Improvement (D)	55-68	Needs Improvement (D)
Needs Improvement (E)	45-54	Needs Improvement (E)	45-54	Needs Improvement (E)
Needs Improvement (F)	35-44	Needs Improvement (F)	35-44	Needs Improvement (F)
Needs Improvement (G)	1-34	Needs Improvement (G)	1-34	Needs Improvement (G)
Very Poor (H)	0-10	Very Poor (H)	0-10	Very Poor (H)



70 Lakeside
Newent GL18 1TA

£285,000

A THREE BEDROOM SEMI-DETACHED HOUSE with GENEROUS KITCHEN / DINING ROOM, plus SUN ROOM, GARAGE and OFF ROAD PARKING, CLOSE TO NEWENT LAKE and within EASY WALKING DISTANCE OF THE MARKET TOWN, 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.



Entrance via composite part glazed double glazed door into:

ENTRANCE HALL

Radiator, coat hanging space, part glazed wooden door into:

LOUNGE

14'5 x 12'0 (4.39m x 3.66m)

Coal effect electric fire with tiled surround, wood mantle over, two radiators, television point, coving, door giving access to under stairs storage cupboard, stairs to the first floor landing, front aspect UPVC double glazed window.

KITCHEN / DINING ROOM

14'4 x 11'9 (4.37m x 3.58m)

Range of base, wall and drawer mounted units, single bowl single drainer sink unit with mixer tap over, space for washing machine, space for cooker, space for large table, space for fridge, radiator, wall mounted Vaillant gas-fired boiler, rear aspect UPVC double glazed window, sliding aluminium double glazed door to:

SUN ROOM

14'9 x 7'1 (4.50m x 2.16m)

Three sets of sliding doors leading to the garden, tap.

FROM THE LOUNGE, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Access to loft space.

BEDROOM 1

11'5 x 11'4 (3.48m x 3.45m)

Radiator, coving, door giving access to good sized wardrobe with hanging space and shelving, door to airing cupboard with slatted shelving and hot water tank, two front aspect UPVC double glazed windows.

BEDROOM 2

8'3 x 7'8 (2.51m x 2.34m)

Radiator, coving, rear aspect double glazed UPVC window overlooking the rear garden with views towards Newent lake.

BEDROOM 3

9'8 x 5'9 (2.95m x 1.75m)

Radiator, coving, rear aspect UPVC double glazed window overlooking the garden and having views over the lake.

BATHROOM

Coloured suite comprising panelled bath, low-level WC, pedestal wash hand basin, tiled walls, radiator.

OUTSIDE

A tarmac driveway, with parking for one to two vehicles, leads to:

GARAGE

16'3 x 8'6 (4.95m x 2.59m)

Accessed via up and over door.

The front garden is easy to maintain and there is a slabbed area with flower border. From the side of the property, a gate leads to the rear garden where there is an outhouse storage room and a personal door leads back into the garage. The rear garden has a lawned area, seating area and to the rear, a concrete path gives access to a gravelled area where there is mature planting. The garden is enclosed by hedging and has a lovely outlook over the rear towards the lake.

AGENT'S NOTE

Probate has been applied for but not yet granted.

SERVICES

Mains water, electricity, gas and drainage.

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 offices in Newent, head out along the High Street to the traffic lights and turn right just before the lights into Lakeside. Proceed along, taking the second right hand turning and the property will be found nearing the bottom on the left hand side as indicated 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

