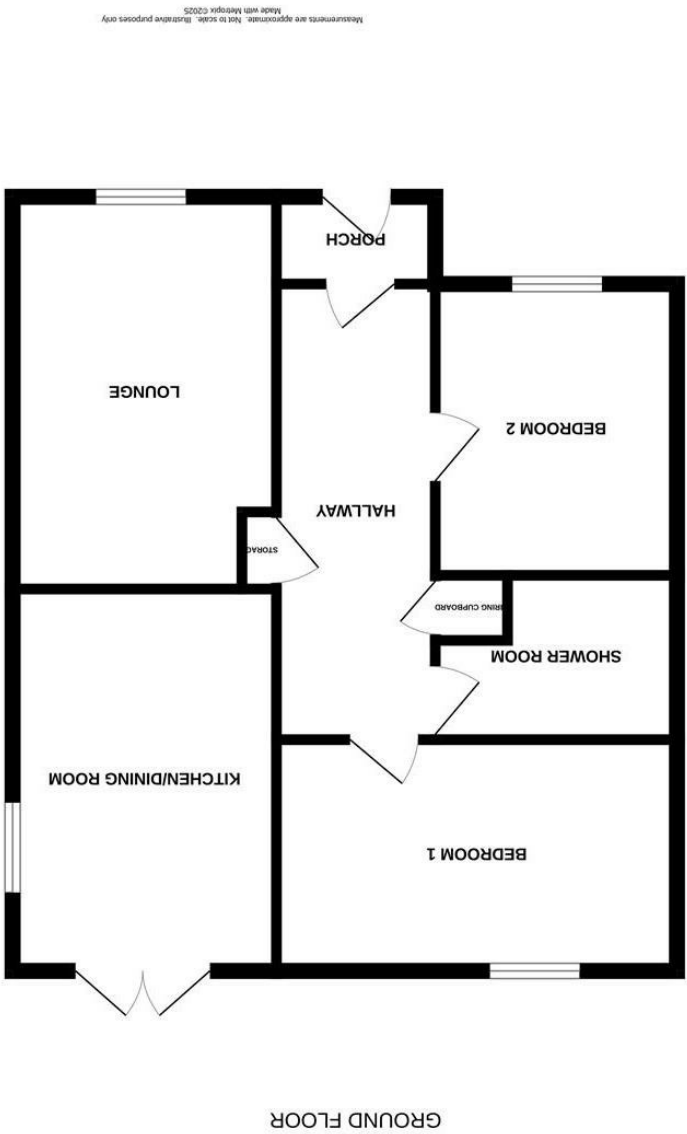


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
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)	
Not energy efficient - high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Future
Very low CO <sub>2</sub> emissions	
A (1-10)	
B (11-15)	
C (16-20)	
D (21-25)	
E (26-30)	
F (31-35)	
G (36-40)	
Not low CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



7 Mill Park  
Newent GL18 1EX



£280,000

A WELL PRESENTED AND SPACIOUS TWO BEDROOM SEMI-DETACHED BUNGALOW FOR THE OVER 55's, MODERN KITCHEN and BATHROOM, OFF ROAD PARKING, 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 part glazed composite door into:

**ENTRANCE PORCH**

Inset ceiling light. Door through to:

**ENTRANCE HALL**

Wood effect flooring, radiator, telephone point, access to loft space, door to good sized storage cupboard with shelving, door to second good sized storage space with coat hanging space and housing the Worcester gas-fired boiler.

**KITCHEN / DINING ROOM**

13'9 x 9'6 (4.19m x 2.90m)

Range of base, wall and drawer mounted units, built-in oven with four ring gas hob and extractor fan over, plumbing for washing machine, space for fridge / freezer, one and a half bowl single drainer sink unit with mixer tap over, space for table and chairs, radiator, side aspect UPVC double glazed windows, rear aspect double UPVC double glazed doors leading to the garden.

**BEDROOM 1**

14'7 x 8'4 (4.45m x 2.54m)

Radiator, television point, rear aspect UPVC double glazed window.

**BEDROOM 2**

8'3 x 8'2 (2.51m x 2.49m)

Radiator, front aspect UPVC double glazed window.

**LOUNGE**

14'0 x 10'6 (4.27m x 3.20m)

Radiator, television point, front aspect UPVC double glazed window.

**SHOWER ROOM**

Large walk-in shower with rainfall shower head, low-level WC, vanity wash hand basin with cupboards below, heated towel rail, inset ceiling spot lights, extractor fan, partly tiled walls.

**OUTSIDE**

A block paved driveway to the front of the property, suitable for the off road parking of two vehicles, leads to the front door. A pathway leads to the side and in turn to the rear garden via a wooden gate.

The rear garden is westerly facing and mainly laid to lawn with patio seating area, garden shed, all enclosed by fencing.

**SERVICES**

Mains water, electric, gas and drainage.

**AGENT'S NOTE**

Probate has been applied for but yet to be granted.

Maintenance charge of £100 per annum approximately to cover communal areas and street lighting.

**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, head out of town on the Gloucester Road turning left onto Cleeve Mill Estate turning right onto Mill Park. Follow the road around to the right, where the property can be found on your 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).

