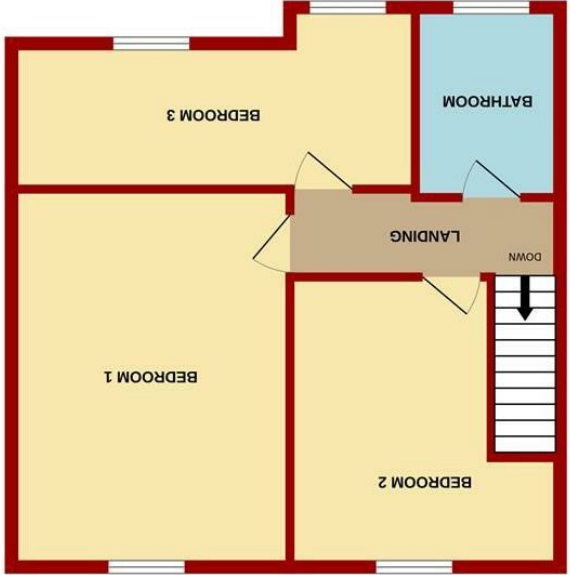
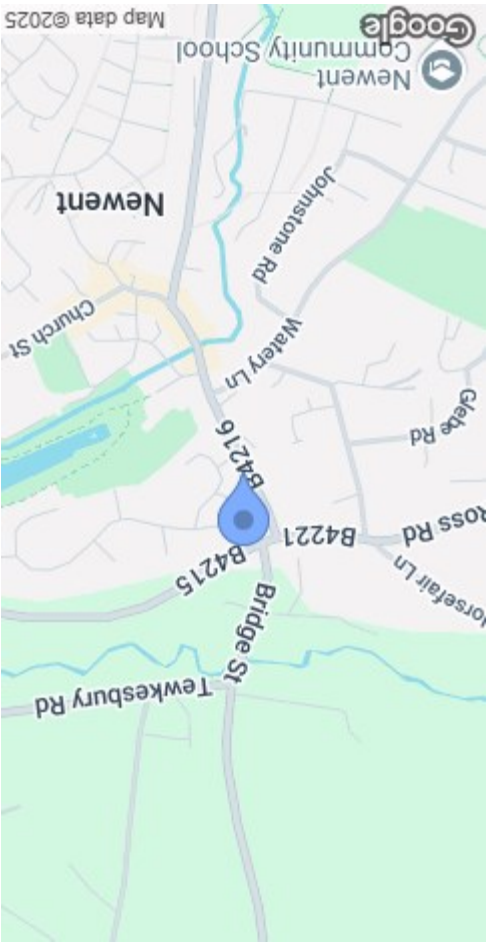


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
New energy efficient - low running costs		New energy efficient - low CO ₂ emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	
Not energy efficient - high running costs		Not energy efficient - high CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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Not energy efficient - high running costs		Not energy efficient - high CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.

TOTAL FLOOR AREA : 1186 sq.ft. (110.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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3 Cooks Place High Street
Newent GL18 1TR

Guide Price £275,000

A SPACIOUS AND VERY WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME situated in a POPULAR LOCATION on the HIGH STREET IN NEWENT. TWO STOREY EXTENSION offering THREE DOUBLE BEDROOMS, LARGE LIVING SPACE with CONSERVATORY, MODERN KITCHEN AND BATHROOM, GARAGE TO THE REAR, LANDSCAPED 60' REAR GARDENS.

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.



Enter the property via front aspect UPVC double glazed door into:

ENTRANCE HALL

7'8 x 3'5 (2.34m x 1.04m)

Karndean flooring, panelled wall, double radiator.

CLOAKROOM

6'4 x 3'3 (1.93m x 0.99m)

Low-level WC, vanity wash hand basin with sink unit and mixer tap, Karndean flooring, single radiator, extractor fan.

KITCHEN / BREAKFAST ROOM

24'3 x 11'7 max narrowing to 7'7 (7.39m x 3.53m max narrowing to 2.31m)

Modern kitchen area comprising a range of base and wall mounted units with laminated worktops and splashbacks, electric cooker point, glass splashback, extractor fan, integrated appliances to include dishwasher, washing machine, under counter space for fridge and freezer, microwave recess, Karndean flooring, front aspect window with fitted blinds, double radiator, stairs leading off, consumer unit, rear aspect sliding doors into conservatory. Opening through to conservatory.

LOUNGE / DINING ROOM

22'7 x 12'1 narrowing to 7'3 (6.88m x 3.68m narrowing to 2.21m)

TV point, telephone point, two radiators, front aspect window, wall light fittings, rear aspect double opening French doors to landscaped gardens.

CONSERVATORY

8'6 x 8'4 (2.59m x 2.54m)

UPVC double glazed construction with opaque polycarbonate roof, rear aspect double opening French doors to gardens, tiled flooring, power points, double radiator.

FROM THE KITCHEN / BREAKFAST ROOM, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Access to roof space.

BEDROOM 1

15'7 x 12'0 (4.75m x 3.66m)

Double radiator, access to roof space via pull down loft ladder, rear aspect window.

BEDROOM 2

17'2 x 7'9 narrowing to 6'6 (5.23m x 2.36m narrowing to 1.98m)

Radiator, two front aspect windows.

BEDROOM 3

12'7" x 11'6" narrowing to 8'3 (3.84m x 3.51m narrowing to 2.51m)

Radiator, rear aspect window.

BATHROOM

8'0 x 6'3 (2.44m x 1.91m)

Re-fitted to comprise large bathtub with stand alone mixer tap and shower detachment, separate walk-in double shower cubicle with overhead and detachable hand shower system, WC, vanity wash hand basin with mixer tap and cupboards below, tiled flooring, tiled splashbacks, front aspect frosted window.

OUTSIDE

To the front of the property, there is a canopy area over the front door, shrub border. The rear gardens measure approximately 60' x 30' and are enclosed by fencing and original stone and brick walling. The gardens have been landscaped by the current vendors to comprise large lawned area, enclosed by sleeper beds planted with an array of mature flowers, trees, shrubs and bushes, gravelled seating area, steps leading up to the top of the garden with further patio seating area. The gardens offer excellent levels of privacy, outside water tap and lighting. There is gated access to the driveway with parking for one vehicle. A pedestrian side door leads into the garage from the garden.

GARAGE

16'6 x 8'6 (5.03m x 2.59m)

Accessed via up and over door to the front. Used for storage and houses additional freezer and tumble dryer currently. Full power and lighting, rear aspect window.

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: 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 towards the traffic lights where the property can be found on the right hand side as marked by our 'For Sale' board. Rear access to the garage and parking area can be found off Robinson Close.

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.