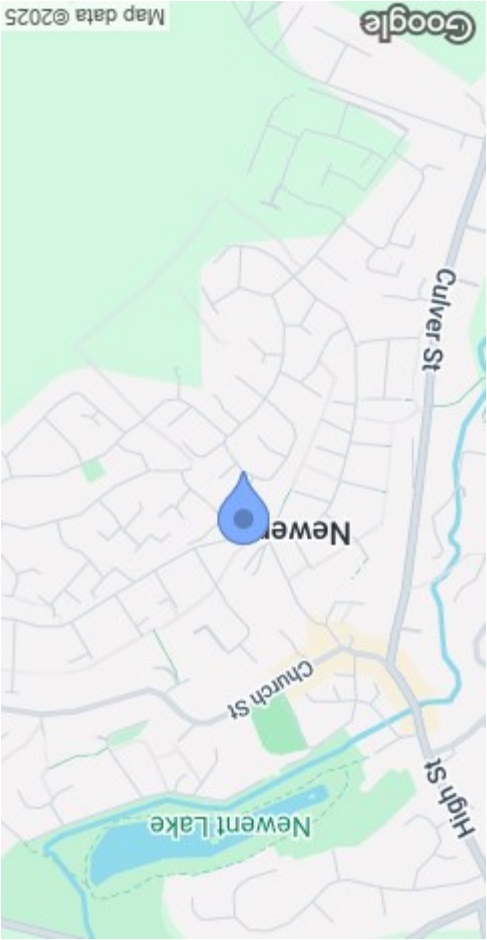


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Energy class	CO ₂ emissions (g/kWh)
Very energy efficient - low running costs			
A	A	103-91kWh	15-17g/kWh
Energy efficient - low running costs			
B	B	91-81kWh	17-20g/kWh
C	C	81-65kWh	20-27g/kWh
Average energy efficiency			
D	D	65-55kWh	27-33g/kWh
E	E	55-45kWh	33-39g/kWh
F	F	45-35kWh	39-49g/kWh
G	G	35-15kWh	49-55g/kWh
Very energy inefficient - high running costs			
H	H	15-10kWh	55-65g/kWh
I	I	10-5kWh	65-95g/kWh
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating			
Current	Future	Energy class	CO ₂ emissions (g/kWh)
Very energy efficient - low CO ₂ emissions			
A	A	103-91kWh	15-17g/kWh
Energy efficient - low CO ₂ emissions			
B	B	91-81kWh	17-20g/kWh
C	C	81-65kWh	20-27g/kWh
Average energy efficiency			
D	D	65-55kWh	27-33g/kWh
E	E	55-45kWh	33-39g/kWh
F	F	45-35kWh	39-49g/kWh
G	G	35-15kWh	49-55g/kWh
Very energy inefficient - high CO ₂ emissions			
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EU Directive 2002/91/EC			



32a Drivers Way
Newent GL18 1ET

Guide Price £220,000

A VERY WELL PRESENTED TWO DOUBLE BEDROOM MID-TERRACED PROPERTY with OFF ROAD PARKING, ENCLOSED GARDENS, CLOSE ACCESS TO LOCAL AMENITIES AND RURAL WALKS.

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 double glazed composite front door into:

ENTRANCE HALL
Engineered flooring, single radiator, turning staircase leading off.

CLOAKROOM
WC, sink, radiator, extractor fan, consumer unit.

KITCHEN
10'5 x 5'10 (3.18m x 1.78m)
Range of base and wall mounted units with laminated worktops and splashbacks, single electric oven with four ring gas hob and extractor fan over, stainless steel splashback, room for tall fridge / freezer, plumbing for washing machine, single drainer sink unit with mixer tap, spot lighting, engineered flooring, front aspect window.

LOUNGE / DINER
12'7 x 12'10 (3.84m x 3.91m)
Continuation of the engineered flooring, door to under stairs storage cupboard, TV point, double radiator, telephone point, thermostat control, rear aspect window, double opening French doors to the garden.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING
Access to roof space, engineered flooring.

BEDROOM 1
12'11 x 9'7 (3.94m x 2.92m)
Thermostat control, single radiator, two front aspect windows.

BEDROOM 2
12'11 x 8'1 (3.94m x 2.46m)
Wardrobe recess, single radiator, rear aspect window.

BATHROOM
Suite comprising panelled bath with mixer tap and shower detachment, wash hand basin with mixer tap, WC, engineered flooring, tiled splashbacks, single radiator, extractor fan.

OUTSIDE
To the front of the property, there is off road parking for one vehicle and a driveway to the side provides a further off road parking space. The front has a gravelled front verge and a slabbed pathway leads to the front door where there is outside lighting and an outside tap. A side access pathway and gate leads to the rear gardens which measure approximately 30' in length and comprise of a patio seating area, lawned areas, enclosed by brick walling and wood panel fencing, outside lighting and rainwater harvesting.

SERVICES
Mains water, gas, electricity and drainage.

AGENT'S NOTE
The property owns its own solar panels which contribute to lower energy bills.

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, into Broad Street, into Church Street and then onto Gloucester Street turning right into Onslow Road. Proceed along here, turning left onto Meek Road. Proceed along until you see a turning right into Drovers Way. Turn right here and the property can be found towards the end on the right hand side as marked 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.