



103 Watery Lane
Newent GL18 1PY

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

£250,000

A THREE BEDROOM SEMI-DETACHED HOUSE IN NEED OF MODERNISATION, having a 110 FT REAR GARDEN, DRIVEWAY and OFF ROAD PARKING situated with EASY WALKING DISTANCE of the MARKET TOWN OF NEWENT.

offering 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 sliding doors into:

ENTRANCE PORCH

Through a further wooden glazed front door with frosted side panels into:

ENTRANCE HALL

Night storage heater, stairs leading off, door to under stairs storage cupboard. Door to:

LOUNGE / DINER

21'4 x 13'6 narrowing to 8'7 (6.50m x 4.11m narrowing to 2.62m)

Tiled open fireplace currently housing an electric fire, two night storage heaters, picture rail, serving hatch through to kitchen, front aspect window, rear aspect sliding doors to patio and gardens.

KITCHEN

10'9 x 8'7 (3.28m x 2.62m)

A range of base and wall mounted units with laminated worktops and tiled splashbacks, double drainer stainless steel sink unit, plumbing for washing machine, space for under counter appliance, space for fridge / freezer (under the stairs), serving hatch through to dining room, rear aspect window, half glazed UPVC door through to car port.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Access to roof space.

BEDROOM 1

12'7 x 11'2 (3.84m x 3.40m)

Front aspect window.

BEDROOM 2

12'7 x 10'0 (3.84m x 3.05m)

Door to airing cupboard housing the lagged hot water tank with slatted shelving and storage space, rear aspect window overlooking the gardens.

BEDROOM 3

8'9 x 8'2 (2.67m x 2.49m)

Over the stairs storage cupboard, front and side aspect windows.

BATHROOM

7'0 x 5'5 (2.13m x 1.65m)

WC, wash hand basin, panelled bath with Mira electric shower over, heated towel rail, side and rear aspect frosted window.

OUTSIDE

The front gardens are planted with mature shrubs and bushes with gravelled and patio walk through. A driveway provides off road parking for three to four vehicles. There is also a CAR PORT area. The rear gardens comprise of a patio seating area, gravelled seating area, outside WC and storage shed. The gardens are laid to lawn with mature borders planted with flowers, shrubs and bushes. The lower part of the garden has a greenhouse, vegetable beds, further planted borders with gravelled pathway leading to the rear with a garden shed. The gardens are enclosed by fencing and a brick wall boundary and measure approximately 110ft in length.

SERVICES

Mains water, electric, drainage and gas.

Night storage heating.

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.

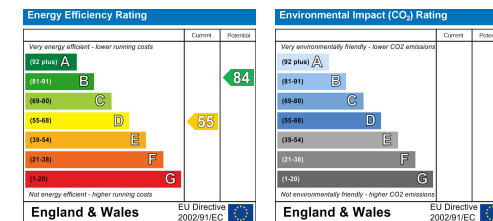
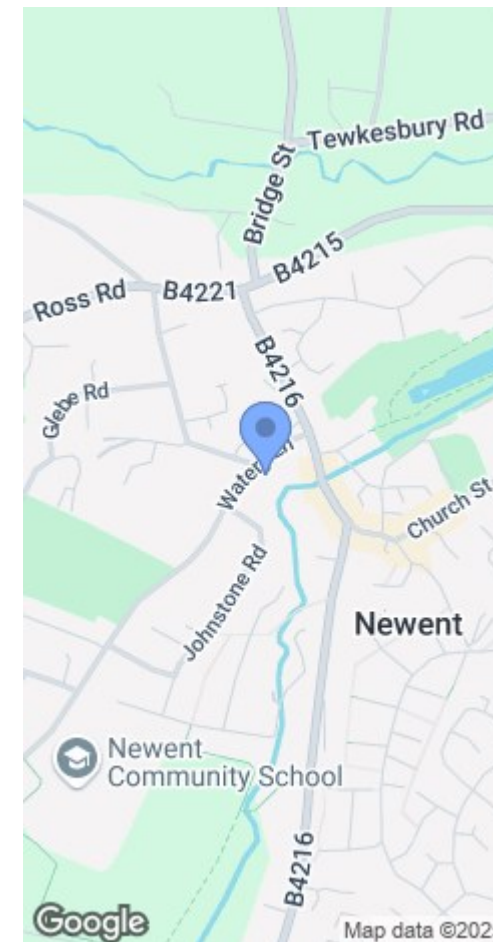
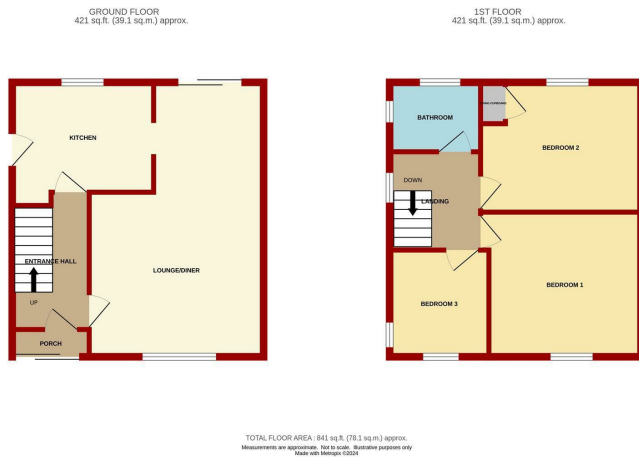
DIRECTIONS

From our Newent office, proceed straight over into Watery Lane, where the property can be located on the 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).





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.



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