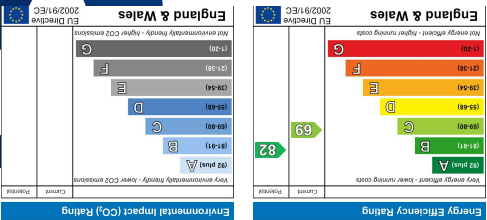
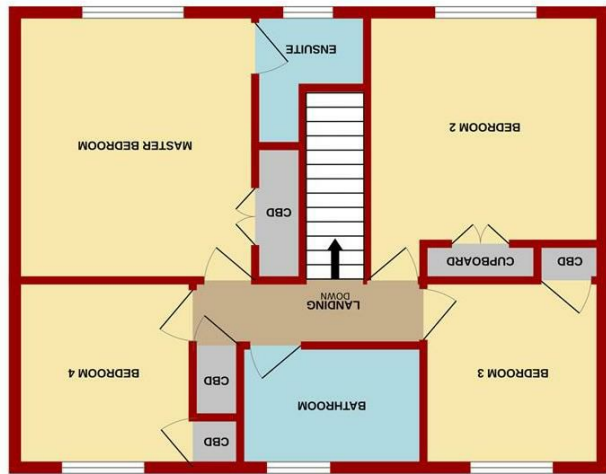


MISREPRESENTATION DISCLAIMER

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.



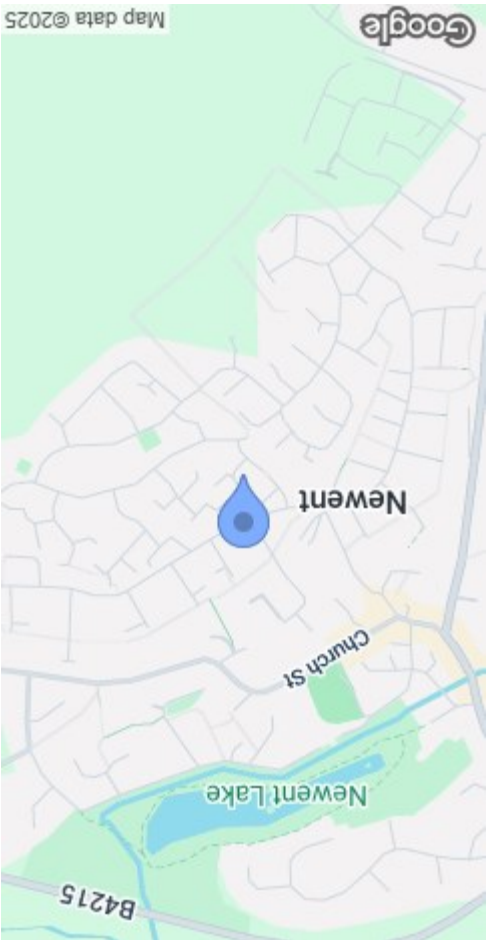
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



GROUND FLOOR



14 Pippin Close
Newent GL18 1TW

Guide Price £335,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME with MASTER EN-SUITE, GARAGE and OFF ROAD PARKING, within a SHORT WALKING DISTANCE OF NEWENT TOWN CENTRE, 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.



Enter the property via UPVC double glazed door with frosted side panel into:

ENTRANCE HALL
12'8 x 9'10 max (3.86m x 3.00m max)
Wooden flooring, stairs leading off, open under stairs area personal door into the garage.

CLOAKROOM
WC, sink, radiator, front aspect window.

LOUNGE
22'0 x 11'4 (6.71m x 3.45m)
Living flame gas fire, two radiators, wooden flooring, TV point, front aspect window and rear aspect double opening French doors to the gardens. Opening through to:

DINING ROOM
9'6 x 8'4 (2.90m x 2.54m)
Continuation of wooden flooring, single radiator, rear aspect window.

KITCHEN
12'0 x 7'8 (3.66m x 2.34m)
The kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated Stoves oven with four ring gas hob, plumbing for washing machine, plumbing for dishwasher, under counter fridge, tiled flooring, radiator, half glazed UPVC door to the gardens.

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

LANDING
Access to roof space, door to airing cupboard with shelving and hot water tank.

MASTER BEDROOM
13'0 x 11'4 (3.96m x 3.45m)
Radiator, wall light fittings, built-in double wardrobe, front aspect window. Door to:

EN-SUITE SHOWER ROOM
8'5 x 5'7 max (l shaped) (2.57m x 1.70m max (l shaped))
Single shower cubicle with Mira Sports shower, laminated splashbacks, vanity wash hand basin with mixer tap and cupboard below, WC, radiator, front aspect frosted window.

BEDROOM 2
13'0 x 11'6 (3.96m x 3.51m)
Built-in double wardrobe, radiator, front aspect window.

BEDROOM 3
8'7 x 8'9 (2.62m x 2.67m)
Additional recess housing built-in wardrobe, single radiator, wood laminate flooring, rear aspect window.

BEDROOM 4
8'8 x 8'6 (2.64m x 2.59m)
Additional double wardrobe recess, built-in double wardrobe, rear aspect window.

BATHROOM
8'8 x 5'9 (2.64m x 1.75m)
Bath with mixer tap and electric shower over, pedestal wash hand basin with mixer tap, WC, bidet, chrome heated towel rail, spotlighting, rear aspect frosted window.

OUTSIDE
To the front of the property, a block paved driveway leads to:

INTEGRAL SINGLE GARAGE
16'3 x 7'9 (4.95m x 2.36m)
Accessed via up and over door.

The rest of the front gardens are laid to block paving, offering more parking if required and there are planted borders. Gated side access leads to the rear gardens where there is a large patio seating area, outside water tap, shed, planted borders with an array of mature flowers, trees, shrubs and bushes, all enclosed by panel fencing and walling.

SERVICES
Mains water, electricity, drainage and gas.

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: E
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 into Gloucester Street turning right into Onslow Road. Proceed along here, taking the fourth turning right into Pippin Close, where the property will be found on your right 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).