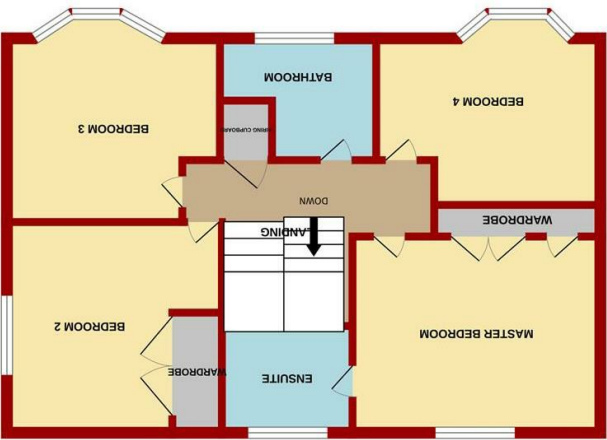
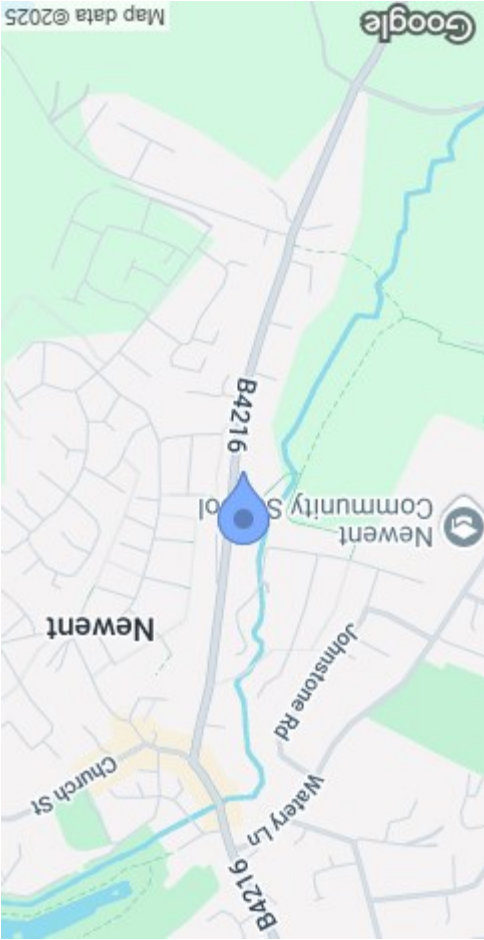


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Target
New energy rating - lower energy costs			
Very energy efficient - lower energy costs		A	
Energy efficient		B	
Decent		C	
Average		D	
Below average		E	
Poor		F	
Very poor		G	
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
New energy rating - lower CO <sub>2</sub> emissions			
Very energy efficient - lower CO <sub>2</sub> emissions		A	
Energy efficient		B	
Decent		C	
Average		D	
Below average		E	
Poor		F	
Very poor		G	
EU Directive 2002/91/EC			



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.  
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61 Culver Street  
Newent GL18 1JA



£400,000

A FOUR DOUBLE BEDROOM DETACHED HOUSE, KITCHEN / FAMILY / BREAKFAST ROOM PLUS UTILITY, LOUNGE, MASTER EN-SUITE, SINGLE GARAGE and PARKING FOR Two/Three VEHICLES, ENCLOSED GARDEN, all within EASY WALKING DISTANCE of the MARKET TOWN OF NEWENT.

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 door through to:

#### ENTRANCE HALL

Laminate flooring, single radiator, under stairs storage cupboard, stairs to the first floor.

#### CLOAKROOM

White suite comprising close coupled WC, pedestal wash hand basin with tiled splashback, radiator, tiled flooring, front aspect frosted window.

#### LOUNGE

21'3 into front aspect bay window x 12'0 max (6.48m into front aspect bay window x 3.66m max)

Feature fireplace with inset electric fire, double and single radiators, front aspect bay window with a private outlook, side aspect window, UPVC double glazed patio doors through to the rear.

#### FAMILY KITCHEN / DINING ROOM

21'3 into front aspect bay window x 12'0 max (6.48m into front aspect bay window x 3.66m max)

Fitted kitchen to comprise one and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted NEFF electric double oven with five ring gas hob over, integrated dishwasher, freestanding American fridge, tiled flooring. In the dining area there is laminate flooring, double radiator, front aspect window with a private outlook, rear aspect window with a private outlook over the gardens.

#### UTILITY

6'4 x 5'3 (1.93m x 1.60m)

Cupboard housing the gas-fired central heating and domestic hot water boiler, plumbing for washing machine, space for tumble dryer, base and wall mounted units, tiled flooring, single radiator, half glazed frosted door through to the rear garden.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

#### LANDING

Airing cupboard with hot water tank and slatted shelving, access to roof space.

#### BEDROOM 1

12'4 x 9'11 (3.76m x 3.02m)

Single radiator, built-in double and single wardrobes with various hanging rails and shelving, rear aspect window overlooking the gardens. Door to:

#### EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, shower, tiled surround, pedestal wash hand basin with tiled splashback, close coupled WC, tiled flooring, heated towel rail, rear aspect frosted window.

#### BEDROOM 2

10'9 x 10'1 (3.28m x 3.07m)

Fitted double wardrobe with hanging rail and shelving, single radiator, side aspect window.

#### BEDROOM 3

11'6 into front aspect bay window x 9'3 (3.51m into front aspect bay window x 2.82m)

Radiator, front aspect bay window with open outlook.

#### BEDROOM 4

10'8 x 9'7 into front aspect bay window (3.25m x 2.92m into front aspect bay window)

Radiator, front aspect bay window with a pleasant outlook.

#### BATHROOM

White suite comprising bath with tiled surround, close coupled WC, separate shower cubicle and tray, shower, tiled surround, pedestal wash hand basin, tiled splashback, heated towel rail, tiled flooring, front aspect frosted window.

#### OUTSIDE

A pathway leads to the front door where there is a gravelled garden to either side and wooden picket fencing surround. A gated side access leads through to an enclosed rear garden with paved patio area, raised flower beds, shrubs, bushes and trees, outside lighting, outside tap, fencing and walling surround and measuring approximately 35' x 23' approximately. A gated rear access leads through to tarmac parking for one vehicle which leads to:

#### SINGLE GARAGE

17'4 x 8'5 (5.28m x 2.57m)

Accessed via up and over door, power and lighting, eaves storage space, personal door through to the garden.

There are two / three parking spaces for the property including a separate tarmac hardstanding.

#### 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: 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 up Culver Street and the property will be found on your 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.

