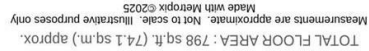


Energy Efficiency Rating	England & Wales	England & Wales
<p>Very Energy Efficient - Lower Heating Costs</p> <p>96</p> <p>Climate</p>	<p>Very Energy Efficient - Lower Heating Costs</p> <p>84</p> <p>Climate</p>	
<p>Environmental Impact (CO<sub>2</sub>) Rating</p>	<p>Very Energy Efficient - Lower Heating Costs</p> <p>84</p> <p>Climate</p>	





£275,000

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE benefiting from having OFF ROAD PARKING, ENCLOSED GARDENS and 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.



The property is accessed via a double glazed door into:

**ENTRANCE HALLWAY**

Radiator, wood effect laminate flooring, double storage cupboards with power points, stairs lead to the first floor.

**LOUNGE**

15'6 x 11'0 (4.72m x 3.35m)

Radiator, TV point, power point, front and side aspect upvc double glazed windows.

**CLOAKROOM**

Pedestal wash hand basin with tiled splashbacks, W.C, wood effect laminate flooring.

**KITCHEN/DINER**

15'7 x 8'11 (4.75m x 2.72m)

Base, wall and drawer mounted units, built in fridge freezer, dishwasher, space for washing machine, single bowl single drainer sink unit with mixer tap over, four ring hob with extractor fan over, built in oven, rear aspect upvc double glazed window. Rear aspect upvc double glazed double doors leading out to the garden.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

**LANDING**

Access to loft space, built in cupboard. Door into:

**BEDROOM 1**

10'10 x 10'6 (3.30m x 3.20m)

Radiator, power points, side aspect upvc double glazed window. Door into:

**EN SUITE SHOWER ROOM**

7'07 x 5'02 (2.31m x 1.57m)

Pedestal wash hand basin with tiled splashback and mirror above, W.C, freestanding shower.

**BEDROOM 2**

8'11 x 8'10 (2.72m x 2.69m )

Radiator, power points, rear aspect upvc double glazed window.

**BEDROOM 3**

8'10 x 6'5 (2.69m x 1.96m)

Radiator, power points, front aspect upvc double glazed window.

**BATHROOM**

6'11 x 5'07 (2.11m x 1.70m)

Pedestal wash hand basin with tiled splashback, bath with tiled surround, W.C, radiator, frosted upvc double glazed window.

**OUTSIDE**

To the front of the property you have a gravelled rear with a pathway leading to the front door.

**REAR GARDEN**

The rear garden is mostly laid to lawn with a patio/seating area and a shed. A pathway leads to the two allocated parking spaces.

**AGENT'S NOTE**

There is a management fee to payable to cover maintenance of the communal areas and we are awaiting confirmation of the pricing structure for this.

**SERVICES**

Mains water, mains electric, mains drainage, mains 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**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: C  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

**TENURE**

Freehold.

**VIEWINGS**

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 Gloucester Street taking the first right onto Onslow Road and then left onto Meek Road. Proceed along this road to the very end and turn right onto Manor Road, then take the third right into Eagle Crescent, where the property can found 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.

