



**4 Hartlands Onslow Road**  
**Newent GL18 1SA**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Guide Price £199,950

A THREE BEDROOM END OF TERRACE HOUSE IN NEED OF MODERNISATION, offering TREMENDOUS POTENTIAL / OPPORTUNITY, FRONT and REAR GARDENS, all being offered with NO ONWARD CHAIN, IDEAL for FIRST TIME BUYERS and INVESTORS ALIKE.

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 PORCH

## HALLWAY

## LOUNGE

12'9 x 12'0 (3.89m x 3.66m)

## KITCHEN / DINER

18'6 x 9'1 (5.64m x 2.77m)

The kitchen has a pantry and storage area and a range of units, rear aspect windows.

## REAR PORCH

## CLOAKROOM

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

## LANDING

## BEDROOM 1

12'9 x 10' (3.89m x 3.05m)

Built-in wardrobes, front aspect window.

## BEDROOM 2

12'0 x 9'2 (3.66m x 2.79m)

Built-in wardrobes, rear aspect window.

## BEDROOM 3

9'0 x 8'3 (2.74m x 2.51m)

Built-in wardrobes, front aspect window.

## BATHROOM

6'3 x 6'2 (1.91m x 1.88m)

## OUTSIDE

The rear garden is slabbed for low maintenance and there is an outside storage shed and water tap. All enclosed by walling and fencing.

## 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.

## SERVICES

Mains water, electricity, gas and drainage.

## 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 through town passing the Church, continuing onto Gloucester Road, turning right into Onslow Road. Then take the first right into Foley Road where the property can be immediately located on the right hand side as marked by our 'For Sale' board.

## PROPERTY SURVEYS

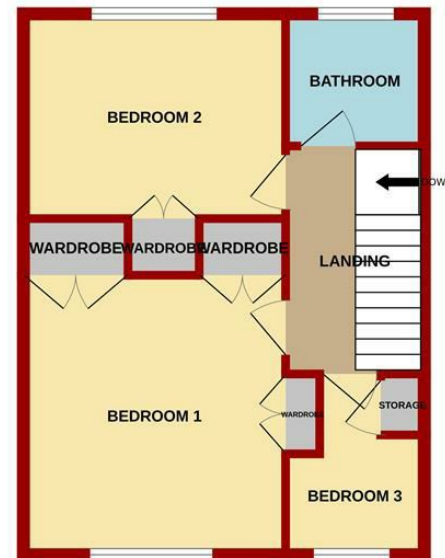
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



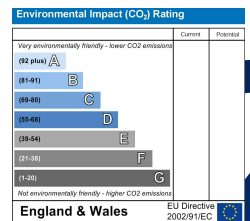
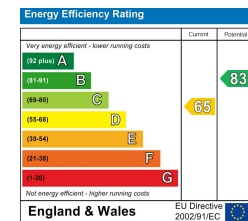
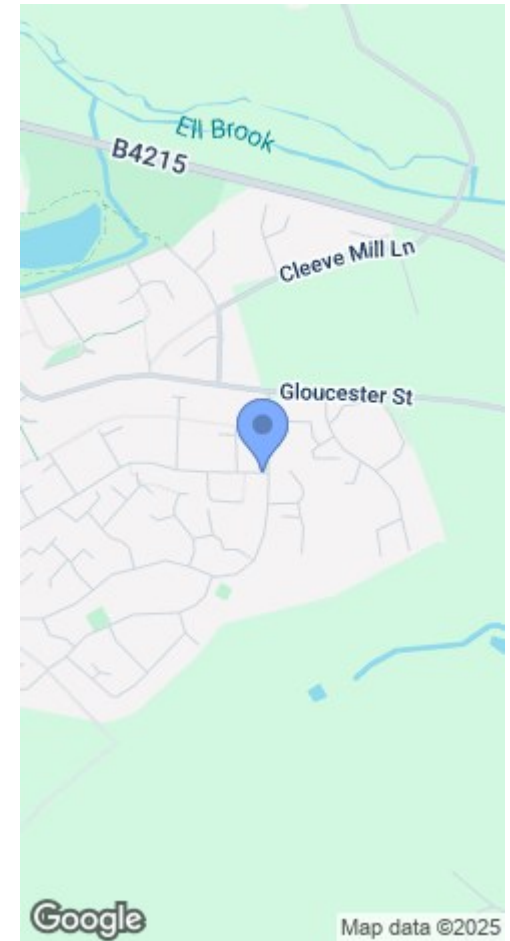
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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#### 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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