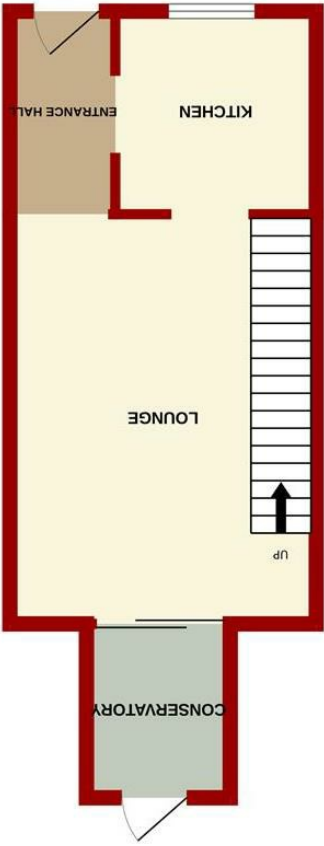
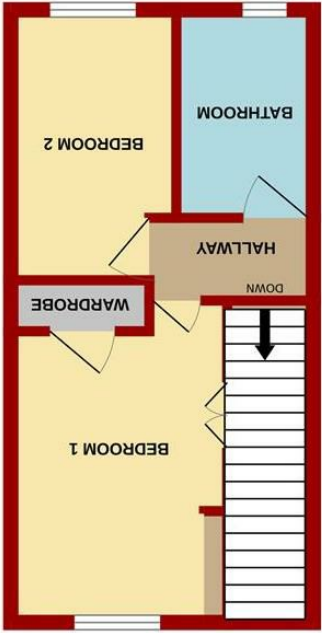
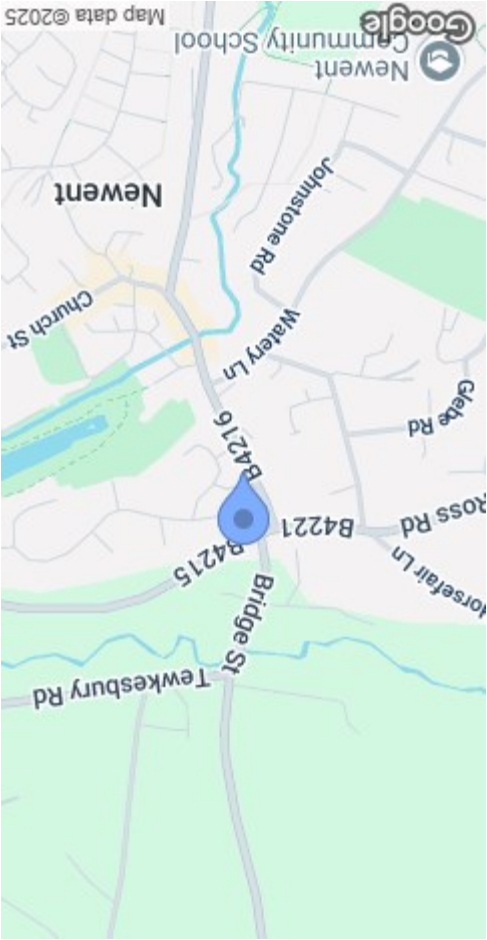


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

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



1 Cooks Place High Street
Newent GL18 1TR

£215,000

A TWO BEDROOM END TERRACED HOUSE ideal for FIRST TIME BUYERS OR INVESTORS ALIKE, CONSERVATORY, GARAGE and OFF ROAD PARKING, situated in the HEART OF THE BEAUTIFUL 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 UPVC double glazed door into:

ENTRANCE HALL
8'4 x 3'5 (2.54m x 1.04m)
Radiator.

KITCHEN
7'9 x 7'8 (2.36m x 2.34m)
Range of base and wall mounted units, single bowl single drainer stainless sink unit, space and plumbing for washing machine, space for under counter fridge, integrated electric oven and gas hob, front aspect double glazed UPVC window.

LOUNGE
15'9 x 11'9 (4.80m x 3.58m)
Two radiators, TV point, stairs to the first floor, UPVC double glazed door leading to:

CONSERVATORY
6'8 x 5'6 (2.03m x 1.68m)
UPVC double glazed construction, UPVC double glazed door leading to the garden.

FROM THE LOUNGE, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Access to loft.

BEDROOM 1
10'7 x 8'9 (3.23m x 2.67m)
Single wardrobe / storage space, over the stairs cupboard space, potential for further wardrobe space, radiator, rear aspect double glazed UPVC window.

BEDROOM 2
11'2 x 6'6 (3.40m x 1.98m)
Radiator, front aspect UPVC double glazed window.

BATHROOM
8'6 x 4'8 (2.59m x 1.42m)
Recently renovated to comprise white suite having bath with shower over, WC, wash hand basin, front aspect frosted double glazed window.

OUTSIDE
From the conservatory, access is gained to the rear garden where there is a small patio space, grassed area and flower beds to the side. A pathway leads to the rear of the garden where access is gained via a side aspect personal door into the garage. Alternatively, there is a rear garden gate also giving access to:

GARAGE
Power and lighting, car parking space to the front.

The entrance to the garage and off road parking is gained via Robinson Close.

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: 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 along the High Street towards the traffic lights where the property can be found on the right hand side as marked by our 'For Sale' board. Rear access to the garage and parking area can be found off Robinson Close.

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.

