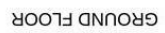
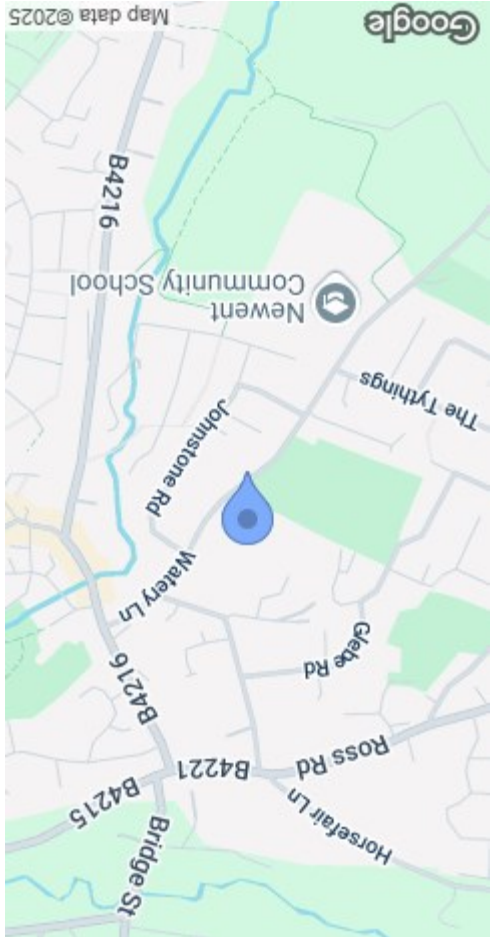


Measurements are approximate. Not to scale. Illustrative purposes only
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Guide Price £265,000

A THREE BEDROOM SEMI DETACHED HOUSE with NEW KITCHEN and SHOWER ROOM, 50' SOUTH FACING REAR GARDEN, GARAGE and OFF ROAD PARKING WITHIN EASY WALKING DISTANCE TO THE TOWN CENTRE.

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 via part double glazed UPVC door into:

ENTRANCE HALL
7'07 x 6'05 (2.31m x 1.96m)

Power points, door to storage cupboard, stairs leading up to the first floor landing.

LOUNGE
17'05 x 10'2 (5.31m x 3.10m)

Exposed brick open fire, power points, under stairs storage cupboard, Ecostrad modern electric panelled radiator, front aspect double glazed UPVC windows.

KITCHEN
12'03 x 9'04 (3.73m x 2.84m)

Recently re-fitted and comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, Flavel five ring electric range oven, integrated washing machine and fridge / freezer, single drainer sink unit with mixer tap, inset spotlighting, rear aspect double opening French doors to the garden.

SHOWER ROOM
7'07 x 5'06 (2.31m x 1.68m)

Walk-in double shower cubicle with Triton electric shower, glazed screen, wash hand basin, WC, heated towel rail, inset spotlighting, side and rear aspect frosted windows.

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

LANDING

Door to airing cupboard with hot water tank and immersion heater, side aspect double glazed UPVC window.

BEDROOM 1
12'03 x 9'07 (3.73m x 2.92m)

Power point, Ecostrad modern electric radiator, rear aspect double glazed UPVC window.

BEDROOM 2
11'06 x 10'02 (3.51m x 3.10m)

Power point, built-in wardrobe, Ecostrad modern electric radiator, front aspect double glazed UPVC window.

BEDROOM 3
9'04 x 7'07 (2.84m x 2.31m)

Power point, rear aspect double glazed UPVC window.

OUTSIDE

To the front of the property, a block paved driveway provides off road parking for two vehicles. The private front garden is mostly laid to lawn with a low-level brick wall boundary and mature flower borders. This in turn leads to:

GARAGE
16'04 x 8'02 (4.98m x 2.49m)

Side access door, power from the house to a light, double opening doors to the front.

SHED
7'07 x 5'08 (2.31m x 1.73m)

A gated access leads to the South facing rear garden which comprises block paved seating area with covered pergola area, further slabbed area. Gates lead to the main part of the rear garden which comprise lawns, fire pit area, vegetable garden, greenhouse, herb garden, planted borders, outside tap, outside lighting, all enclosed by walling and fencing. The rear garden measures in excess of 50ft.

SERVICES

Mains water, drainage and electricity.

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: C
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 offices, proceed straight over into Watery Lane where the property can be found on the left hand side as marked by our 'For Sale' board, opposite the recreation ground.

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.