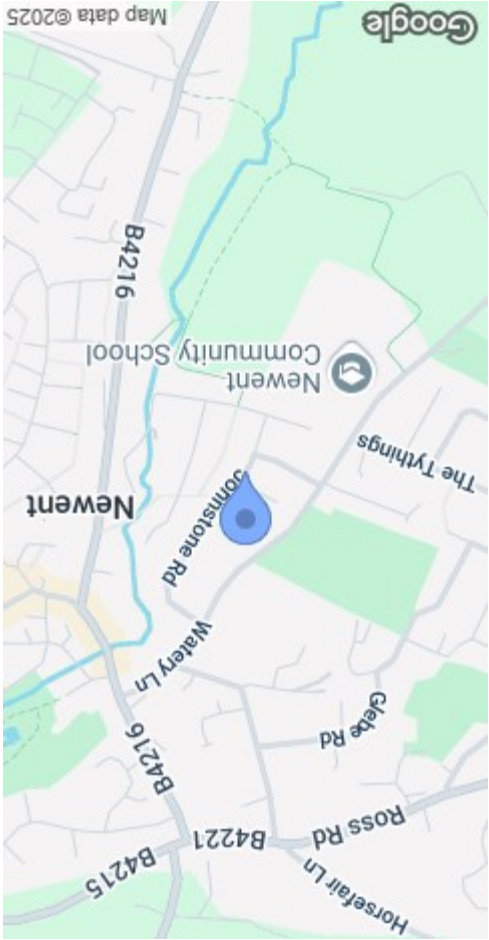


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	7/4
Target	8/4
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	42
Target	37

England & Wales	
Very energy efficient - low running costs	A (93-100)
Energy efficient - low running costs	B (81-92)
Decent energy efficiency - low running costs	C (69-80)
Below average energy efficiency - higher running costs	D (55-68)
Average energy efficiency - higher running costs	E (39-54)
Below average energy efficiency - higher running costs	F (21-38)
Very poor energy efficiency - higher running costs	G (1-20)

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34 Johnstone Road  
Newent GL18 1PZ



Guide Price £425,000

A RARELY AVAILABLE AND EXTENDED THREE / FOUR BEDROOM DETACHED FAMILY HOME with AMPLE PARKING and GARAGE plus WORKSHOP, having been RECENTLY UPDATED THROUGHOUT, with BEAUTIFULLY MANICURED WESTERLY FACING GARDENS situated within WALKING DISTANCE TO NEWENT.

Newent offers a range of shops, supermarkets, 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.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.



The property is entered via a composite double glazed door through to:

ENTRANCE HALL

Wood effect laminate flooring, radiator, power point, under stairs storage space, stairs to the first floor.

CLOAKROOM

Close coupled WC, vanity wash hand basin with cupboard below, radiator, shelving, front aspect double glazed frosted window.

KITCHEN / BREAKFAST ROOM

14'10 x 10'0 (4.52m x 3.05m)

Range of base, wall and drawer mounted units with glass fronted cabinets, one and a half single drainer sink unit with mixer tap over, large Stoves cooker with seven ring gas hob, double oven and grill with extractor fan over, breakfast bar, integral fridge / freezer, integral AEG dishwasher, inset ceiling spotlights, coving, wall mounted radiator, front aspect UPVC double glazed windows, side aspect double glazed UPVC door.

LOUNGE

16'8 x 11'1 (5.08m x 3.38m)

Wood effect laminate flooring, coving, wood burning stove, radiator, power points, television point, opening through to:

DINING ROOM

12'2 x 9'7 (3.71m x 2.92m)

Wood effect laminate flooring, radiator, coving, power points, rear aspect double glazed UPVC doors leading to the garden.

From the lounge, double glazed wooden doors lead through to:

CONSERVATORY

12'2 x 8'6 (3.71m x 2.59m)

Wood effect laminate flooring, radiator, power points, glass roof, rear aspect double glazed UPVC window, rear aspect double glazed UPVC door leading to the patio.

UTILITY AND OFFICE AREA

24'9 x 5'6 (7.54m x 1.68m)

The utility area has a one and half bowl single drainer sink unit with mixer tap

over, space for washing machine and tumble dryer, solid wooden worktops, power points, front aspect double glazed UPVC window.

The office area has a radiator, power points, rear aspect double glazed UPVC window.

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

LANDING

Access to loft space, power points, airing cupboard with slatted shelving.

BEDROOM 1

14'5 x 10'2 (4.39m x 3.10m)

Radiator, power points, coving, front aspect double glazed UPVC window.

EN-SUITE SHOWER ROOM

Large shower cubicle with rainfall shower over, low-level WC, vanity wash hand basin with cupboards below, heated towel rail, inset ceiling spotlights, extractor fan, front aspect double glazed UPVC frosted window.

BEDROOM 2

11'9 x 10'2 (3.58m x 3.10m)

Radiator, coving, power points, rear aspect UPVC double glazed window.

BEDROOM 3

8'5 x 7'3 (2.57m x 2.21m)

Radiator, coving, power points, rear aspect UPVC double glazed window.

BEDROOM 4 / DRESSING AREA

11'3 x 5'6 (3.43m x 1.68m)

Further access to loft space, power points, radiator, coving, inset ceiling lights, rear aspect double glazed UPVC window. Opening through to:

BATHROOM

Double shower unit with rainfall shower over, large free standing bath, vanity wash hand basin with cupboards below, low-level WC, heated towel rail, inset ceiling spotlights, extractor fan, coving, front aspect double glazed UPVC frosted window.

OUTSIDE

To the front of the property there is a large tarmac driveway suitable for the parking of several vehicles. This leads to the garage.

GARAGE

Accessed via up and over doors, power and lighting.

To the front there is a lawned area, flower borders with bushes and shrubs. A side access takes you to the rear westerly facing garden which is beautifully maintained with lovely manicured borders. There is a patio area with retractable sun awning and external power point, lawned area, gravelled area, two garden sheds (one has power and lighting and is fully insulated), personal door into garage, enclosed by fencing.

SERVICES

Mains electric, gas, water and drainage.

WATER RATES

Severn Trent - to be advised.

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 along Watery Lane, turning left into Johnstone Road where the property will be located on the right hand side.

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.