



3 Market Square
Newent GL18 1PS



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £228,000

A THREE BEDROOM TERRACED COTTAGE set over THREE FLOORS with CHARACTER TO INCLUDE ORIGINAL FIREPLACES, EXPOSED TIMBERS, SOLID OAK FLOORING, having SCOPE FOR FURTHER IMPROVEMENT, 60' REAR GARDEN with SHED / WORKSHOP.

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 solid timber door through to:

ENTRANCE HALL

Tiled flooring, wooden latch door leads through to:

LOUNGE

13'8 x 11'0 (4.17m x 3.35m)

Lovely stone fireplace with raised hearth, dado rail, picture rail, built-in corner cupboard with shelving over, further built-in shelving, double radiator, front aspect window.

KITCHEN / DINING ROOM

13'10 x 12'10 (4.22m x 3.68m)

One and a half bowl single drainer sink unit with mixer tap, cupboard under, base and wall mounted units, fitted electric oven, four ring gas hob over, cooker hood above, plumbing for washing machine and dishwasher, original feature fireplace, under stairs space, single radiator, exposed timbers, tiled flooring, stairs to the first floor, half glazed frosted door through to the rear garden, rear aspect window.

FROM THE KITCHEN / DINING ROOM, AN OPEN TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Exposed solid oak timber flooring, under stairs storage / wardrobe, stairs to the second floor.

MASTER BEDROOM

14'5 x 11'2 (4.39m x 3.40m)

Attractive original fireplace, double radiator, walk-in wardrobe with hanging rail, front aspect window.

BEDROOM 2 (L SHAPED)

9'8 x 7'9 (2.95m x 2.36m)

Single radiator, exposed timbers, rear aspect window with a private outlook over the gardens.

BATHROOM

White suite comprising bath with shower attachment over, tiled surround, pedestal wash hand basin, close coupled WC, built-in cupboard with shelving, single radiator, rear aspect frosted window.

FROM THE FIRST FLOOR LANDING, STAIRS GIVE ACCESS TO:

SECOND FLOOR

BEDROOM 3

14'5 x 11'2 (4.39m x 3.40m)

Double radiator, built-in wardrobe with hanging rail and shelving, built-in cupboard over the stairs, access to roof space, front aspect window.

OUTSIDE

To the rear of the property, there is a good sized patio area, outside tap, LARGE WORKSHOP (13'6 x 7'8) with original fireplace, power and lighting, three side aspect windows. A pathway leads to the end of the garden with lawned area, flower borders and mature shrubs and trees. To the very end, the garden goes round to the right and has a small shed, former outside toilet (now used as a store shed). The 60' garden has brick walling surround, is mature, private and a quiet spot.

SERVICES

Mains water, electricity, gas and drainage.

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

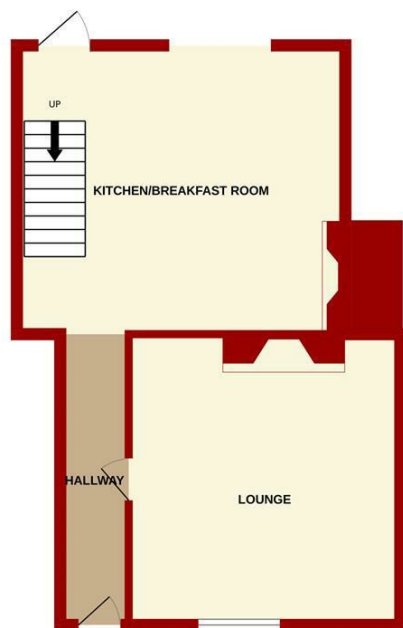
From our Newent office, proceed along the High Street into Broad Street and upon reaching the Market Square, the property can be found on the right hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

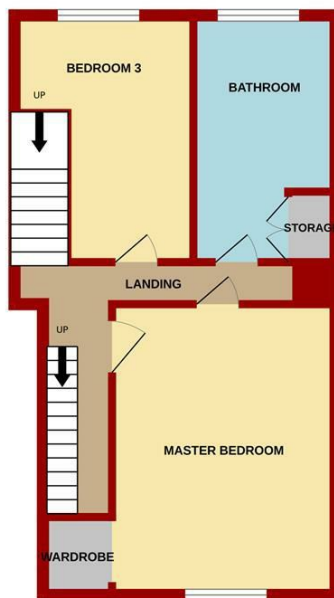
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



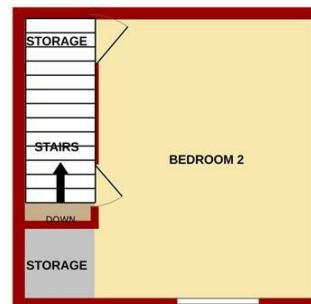
GROUND FLOOR



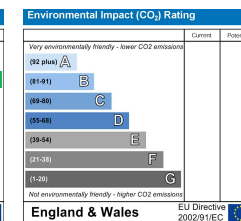
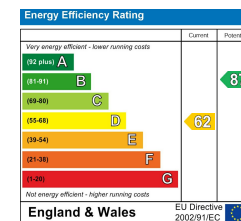
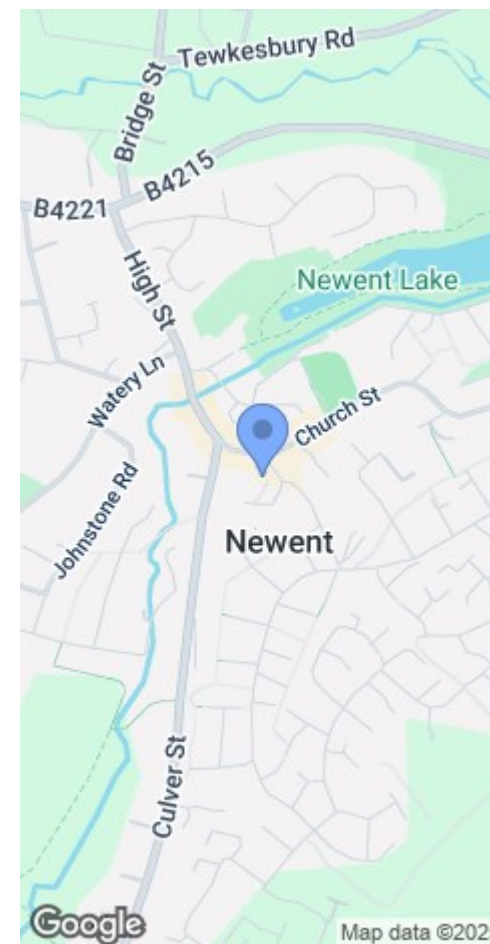
1ST FLOOR



2ND 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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