



35 Stokes Mews
Newent GL18 1EU



STEVE GOOCH
ESTATE AGENTS | EST 1985

£264,950

WELL PRESENTED, THREE BEDROOM, THREE STOREY MODERN TOWNHOUSE for the OVER 55's situated within CLOSE ACCESS to the TOWN CENTRE benefiting from having a LOW MAINTENANCE REAR GARDEN and TWO ALLOCATED PARKING SPACES.

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.





The property is accessed via a double glazed side door into:

ENTRANCE HALLWAY

Engineered wooden flooring, turning staircase leads to the first floor, understairs storage cupboard, Hive heating controls. Door into:

WC

WC, wash hand basin, chrome heated towel rail, extractor fan, side aspect frosted window.

KITCHEN/DINER

11'04 x 9'08 (3.45m x 2.95m)

Modern kitchen comprising Lamona ceramic sink, range of base and wall mounted units, laminated worktops and tiled splashbacks, integrated electric double oven with four ring hob, stainless steel splashback and extractor fan over, integrated fridge freezer, plumbing for washing machine, space for tumble dryer and further appliance, Ceramic crystal tiled flooring, inset ceiling spotlights, single radiator, two front aspect windows.

LOUNGE

14'07 x 11'05 (4.45m x 3.48m)

Engineered wooden flooring, electric coal effect fire with wooden surround, TV point, radiator, power points, BT phone point, rear aspect double opening French doors out to the patio.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Double radiator, cupboard housing the glow-worm gas fired central heating and domestic hot water boiler and storage space. Door into:

BEDROOM 1

11'05 x 9'08 (3.48m x 2.95m)

Single radiator, BT telephone point, TV point, power points, front aspect window.

BEDROOM 2

11'04 x 8'01 (3.45m x 2.46m)

Single radiator, BT telephone point, TV point, power points, rear aspect window.

SHOWER ROOM

7'08 x 6'01 (2.34m x 1.85m)

Corner shower cubicle with phone connectivity, built in radio, over head and full body jet system with detachable hand shower and seat, WC, vanity wash hand basin with cupboard beneath, mirror with light, chrome heated towel rail, Ceramic crystal floor tiles, extractor fan.

FROM THE FIRST FLOOR LANDING A TURNING STAIRCASE LEADS TO THE SECOND FLOOR:

SECOND FLOOR LANDING

Built in storage cupboard. Door into:

BEDROOM 3

21'06 x 7'02 (6.55m x 2.18m)

Power points, eave storage space, two single radiators, front aspect window.

OUTSIDE

To the front of the property you have two allocated parking spaces and a pathway leading to the front door with outside lighting. Gated access at the side of the property leads to the rear garden.

REAR GARDEN

Low maintenance patio with gravelled and slabbed areas, seating area to the rear, outside power point and tap. The rear garden is enclosed by wood panelled 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, mains electric, mains drainage, mains gas.

AGENT'S NOTE

Service charge - £463 per annum approximately.

Ground rent - £550 per annum approximately.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold - 107 Years Remaining as at 2025.

VIEWINGS

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

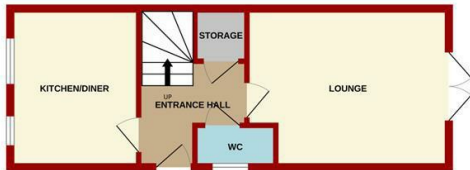
From the Newent office continue a long the High Street turning right after the Chapel into Stokes Mews where the property can be located.

PROPERTY SURVEYS

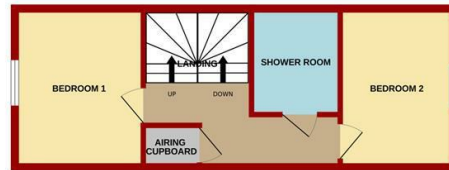
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



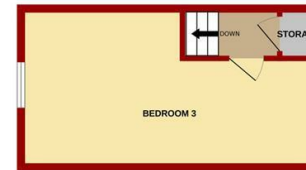
GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



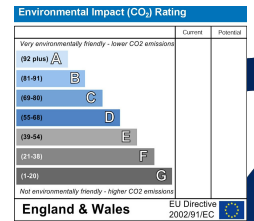
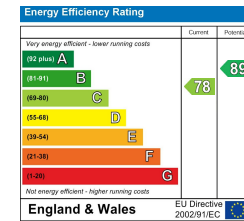
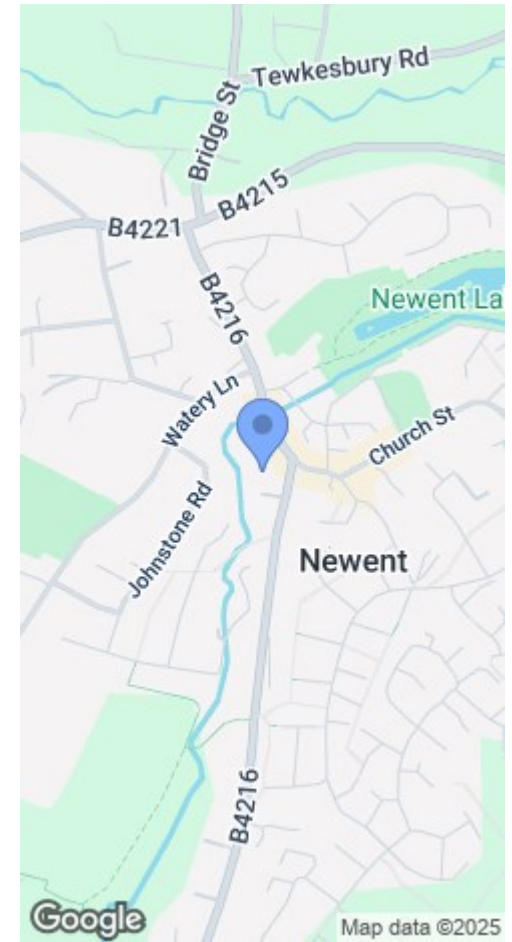
1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.
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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