



10 Court Lane
Newent GL18 1AR

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Guide Price £267,500

CONSTRUCTED IN 2019, A THREE BEDROOM TERRACED HOUSE having MASTER EN-SUITE, GARDEN, situated in the HEART OF THE MARKET TOWN OF NEWENT with OFF ROAD PARKING, all being offered with NO ONWARD CHAIN.

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 HALL

Stairs to the first floor.

CLOAKROOM

Close coupled WC, pedestal wash hand basin.

LOUNGE / DINING ROOM

22'7 x 10'2 (6.88m x 3.10m)

Radiators, front aspect window, rear aspect French doors to the garden.

KITCHEN

10'4 x 6'8 (3.15m x 2.03m)

Range of base, wall and drawer mounted units, built-in appliances to included electric oven and hob with cooker hood above, fridge / freezer, washing machine and dishwasher, rear aspect window overlooking the garden.

FROM THE ENTRANCE HALL, STAIRS LEAD TO:

LANDING

Front aspect window.

BEDROOM 2

12'0 x 10'4 (3.66m x 3.15m)

Radiator, rear aspect window.

BEDROOM 3

10'5 x 10'4 (3.18m x 3.15m)

Radiator, front aspect window.



BATHROOM

Suite comprising close coupled WC, pedestal wash hand basin, bath, radiator, rear aspect frosted window.

FROM THE FIRST FLOOR LANDING, STAIRS LEAD TO THE SECOND FLOOR.

MASTER BEDROOM

22'2 narrowing to 16'5 x 10'3 (6.76m narrowing to 5.00m x 3.12m)

Radiators, recessed area ideal for wardrobe / study area, front and rear aspect windows. Door into:

EN-SUITE SHOWER ROOM

WC, wash hand basin, shower cubicle.

OUTSIDE

To the front of the property, there is a pathway leading to the front door. To the rear, a large patio area can be found together with parking for two vehicles.

SERVICES

Mains water, drainage gas and 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.

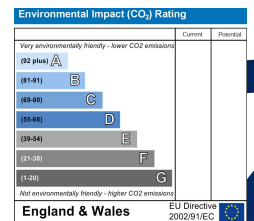
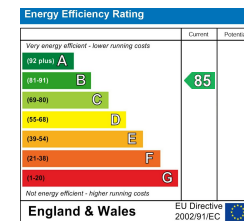
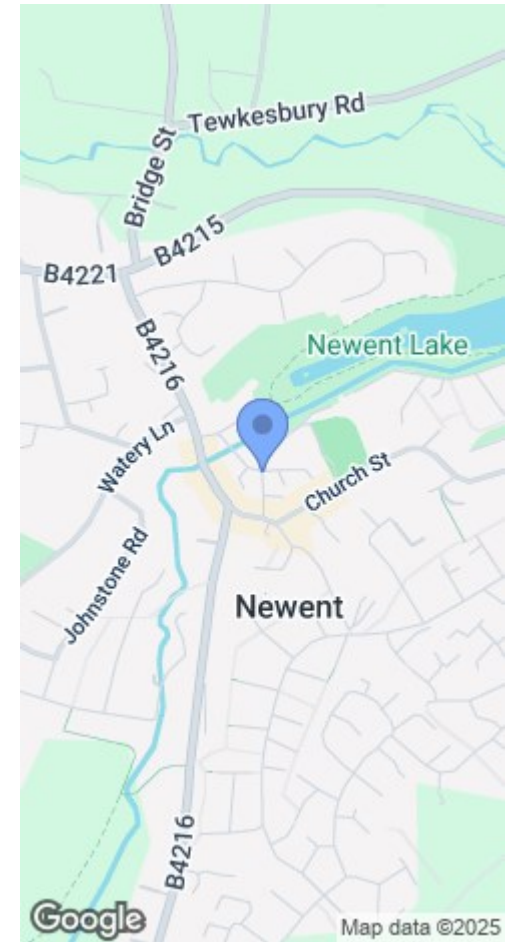
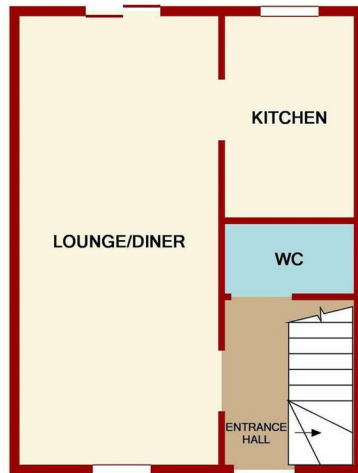
DIRECTIONS

From our Newent office, turn immediately right into Lewell Street passing the car park on your left hand side. Continue along the road and around to the right, until reaching Court Lane where the property can be found on the left 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).





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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