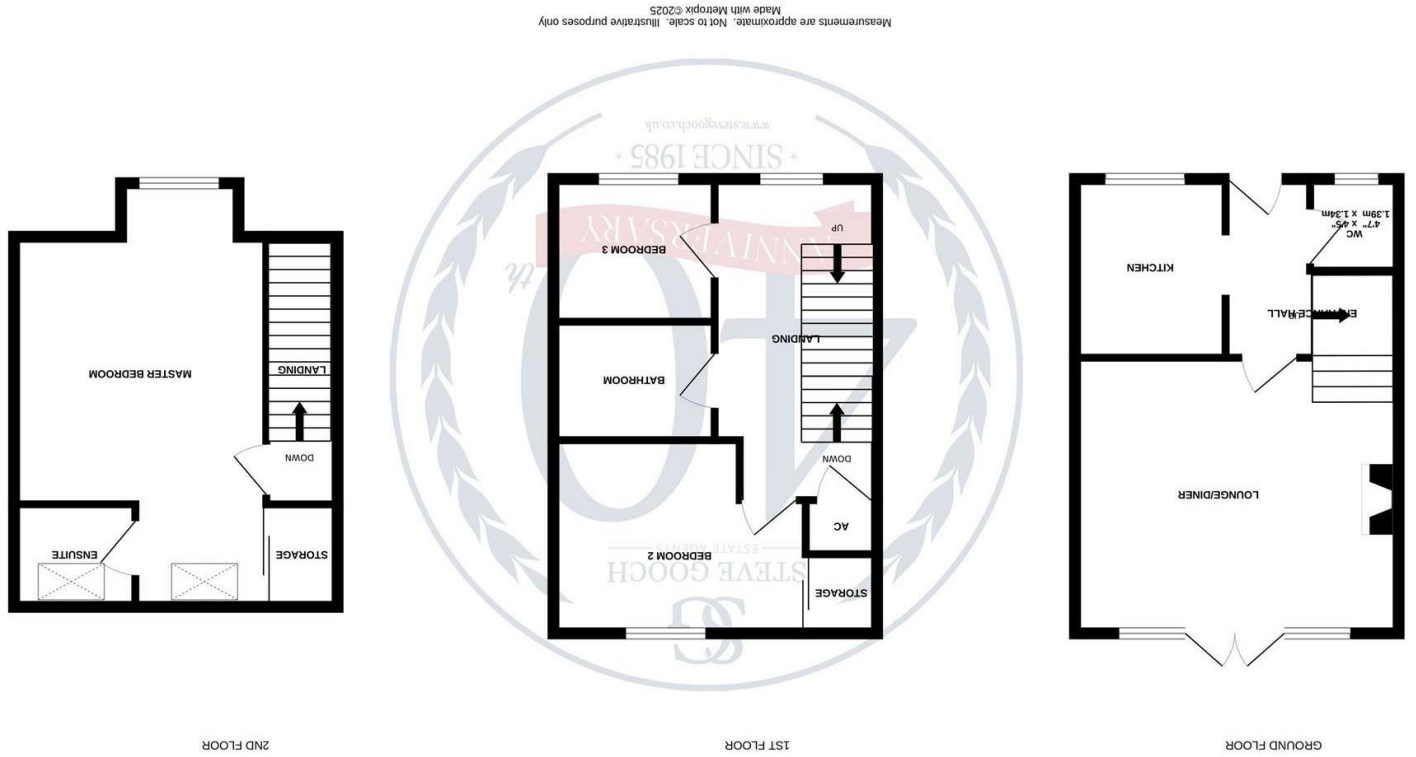
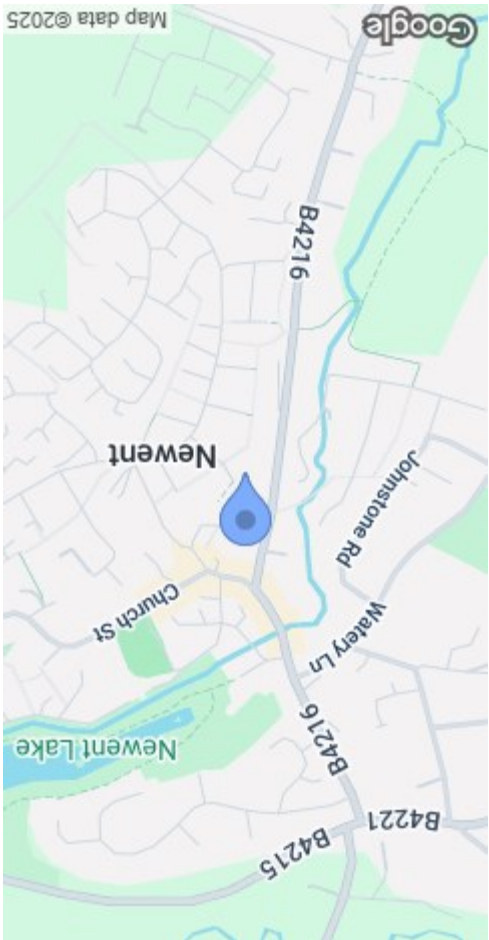


Country	Energy Efficiency Rating	Energy Efficiency Rating
England and Wales	<p>2020/9/EC: 27.38% 2002/9/EC: 17.36%</p>	<p>2020/9/EC: 27.38% 2002/9/EC: 17.36%</p>
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Guide Price £269,950

A SUPERBLY PRESENTED THREE DOUBLE BEDROOM END OF TERRACE TOWN HOUSE situated over THREE FLOORS, MASTER EN-SUITE, CORNER PLOT, GARAGE and OFF ROAD PARKING, within WALKING DISTANCE TO NEWENT TOWN CENTRE, 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.



Enter the property via a glazed wooden front door into:

ENTRANCE HALL

Single radiator, tiled flooring, thermostat controls, stairs leading off.

CLOAKROOM

White suite comprising WC, sink, single radiator, tiled flooring, consumer unit, front aspect window with roller blind.

OPENING FROM THE HALLWAY LEADS INTO:

KITCHEN

9'7 x 7'1 (2.92m x 2.16m)

Range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap, integrated washing machine, plumbing for dishwasher, integrated double oven with four ring induction hob and extractor fan over, integrated fridge / freezer, kick heater, under unit lighting, inset spotlighting, front aspect window.

LOUNGE / DINER

14'5 x 14'4 (4.39m x 4.37m)

Feature electric fireplace, two radiators, under stairs storage cupboard, telephone point, rear aspect window, double opening French doors to patio and gardens.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Door to airing cupboard housing the hot water tank with slatted shelving and storage space, single radiator, turning staircase leading off, front aspect window overlooking the Church.

BEDROOM 2

12'0 x 9'8 (3.66m x 2.95m)

TV point, single radiator, additional recess housing the built-in double wardrobes, rear aspect window offering a pleasant elevated outlook.

BEDROOM 3

8'0 x 7'2 (2.44m x 2.18m)

Radiator, front aspect window.

BATHROOM

7'1 x 6'4 (2.16m x 1.93m)

Three piece suite comprising panelled bath with shower detachment, WC, wash hand basin, fully tiled walls, single radiator, inset spotlighting, extractor fan, shaver light point.

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

LANDING

MASTER BEDROOM

19'9 x 11'8 (6.02m x 3.56m)

Additional recess housing two sets of built-in double wardrobes, television point, two single radiators, front aspect bay window, rear aspect Velux roof light with a pleasant outlook towards Newent Church and the town centre from the front aspect. Door to:

SHOWER ROOM

5'9 x 5'3 (1.75m x 1.60m)

Corner shower cubicle with inset detachable hand shower, WC, wash hand basin, heated towel rail, tiled splashbacks, shaver point, rear aspect Velux roof light.

OUTSIDE

The property has an en-bloc single garage:

SINGLE GARAGE

Accessed via electric single up and over door with power and lighting, allocated parking space to the front.

The property has a lovely wrap around garden which comprises patio seating area with pathway leading to a pedestrian side gate. There is an outside water tap and outside lighting. The main part of the garden is laid to lawn with mature borders planted with plants, trees, shrubs and bushes, offering complete privacy, all enclosed by wood panelled fencing.

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: B
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, into Church Street and then into Gloucester Street turning right into Onslow Road. Take the first right hand turn into Foley Road. Continue along, taking the eighth right hand turning and proceeding straight across at the end into Freemans Orchard, where the property will be found on your 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.