

England & Wales

2002/03

CO₂ emissions per head of population (tonnes)

Rating: 1 (lowest) to 5 (highest)

Energy Source	CO ₂ emissions per head of population (tonnes)	Rating
Coal	11.78	1
Gas	12.38	2
Oil	12.64	3
Nuclear	13.48	4
Coal	13.61	5

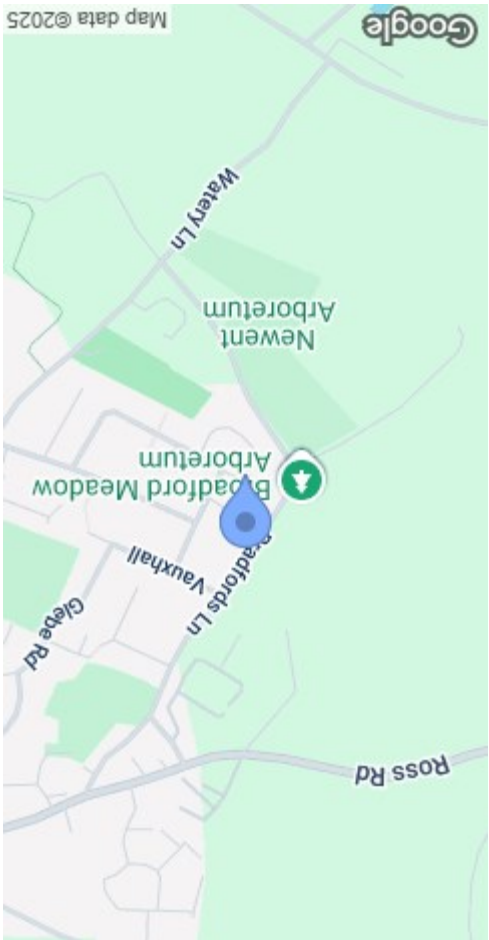
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Guide Price £319,950

An EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME TUCKED AWAY AT THE TOP OF A HIGHLY POPULAR CUL-DE-SAC, set within unusually large GARDENS AND GROUNDS OF ONE FIFTH OF AN ACRE, MODERNISED THROUGHOUT, GARAGE and 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.



Enter the property via UPVC front door into:

ENTRANCE PORCH

Through further glazed wooden door into:

ENTRANCE HALL

Stairs leading off, door to under stairs storage cupboard, telephone point, single radiator. Wooden door into:

LOUNGE

Stone fireplace housing inset living flame gas fire (currently disconnected), single radiator, wall light fittings, thermostat control, front aspect window.

KITCHEN / DINING / FAMILY ROOM

20'9 x 18'0 max (6.32m x 5.49m max)

The kitchen comprises of a range of base and wall mounted units with tiled worktops and splashbacks, integrated double oven, plumbing for washing machine, four ring gas hob with extractor fan over, integrated fridge, inset spotlighting, rear aspect window.

The dining / family area has two radiators, engineered oak flooring, wall light fittings, rear aspect picture window, side aspect full height windows with French doors out to canopied seating area, patio and gardens.

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

LANDING

Door to airing cupboard housing hot water tank, slatted shelving and storage space, door to loft via pull down ladder, side aspect window.

BEDROOM 1

12'6 x 9'9 (3.81m x 2.97m)

Built-in wardrobe, single radiator, thermostat control, front aspect window.

BEDROOM 2

11'2 x 10'2 (3.40m x 3.10m)

Mirrored double wardrobes, double radiator, rear aspect window.

BEDROOM 3

8'6 x 8'0 (2.59m x 2.44m)

Single radiator, front aspect window.

BATHROOM

7'7 x 5'5 (2.31m x 1.65m)

Three piece white suite comprising wood panelled bath with Mira electric shower over, vanity wash hand basin with cupboard below, built-in WC, laminated floor, tiled splashbacks, single radiator, inset spotlighting, rear aspect frosted window.

OUTSIDE

A driveway, for two / three vehicles, leads up to:

DETACHED SINGLE GARAGE

Accessed via up and over door.

The front gardens are laid to gravel and planted with mature shrubs and bushes and a patio area. Gated side access leads to the back gardens which comprises of a gravelled area, large patio seating area, outside lighting, steps leading up to large mature gardens which are laid to lawn and interspersed with a number of well tended mature borders planted with flowers, trees, shrubs and bushes, large feature Japanese Maple, greenhouse, mature beds to the rear, all enclosed by wood panelled fencing and hedging with direct access to the top of Bradfords Lane and into the Arboretum, where walks can be enjoyed from the doorstep.

AGENT'S NOTE

Probate is expected to be applied for shortly.

SERVICES

Mains electric, gas, water 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 office in Newent, turn right on the High Street and immediately left onto Watery Lane. Follow Watery Lane, taking the right hand turning into The Tythings and turn left onto Tythings Crescent. Follow the road round where Knights Way can be found and the property will be located at the very top left of the cul-de-sac 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).