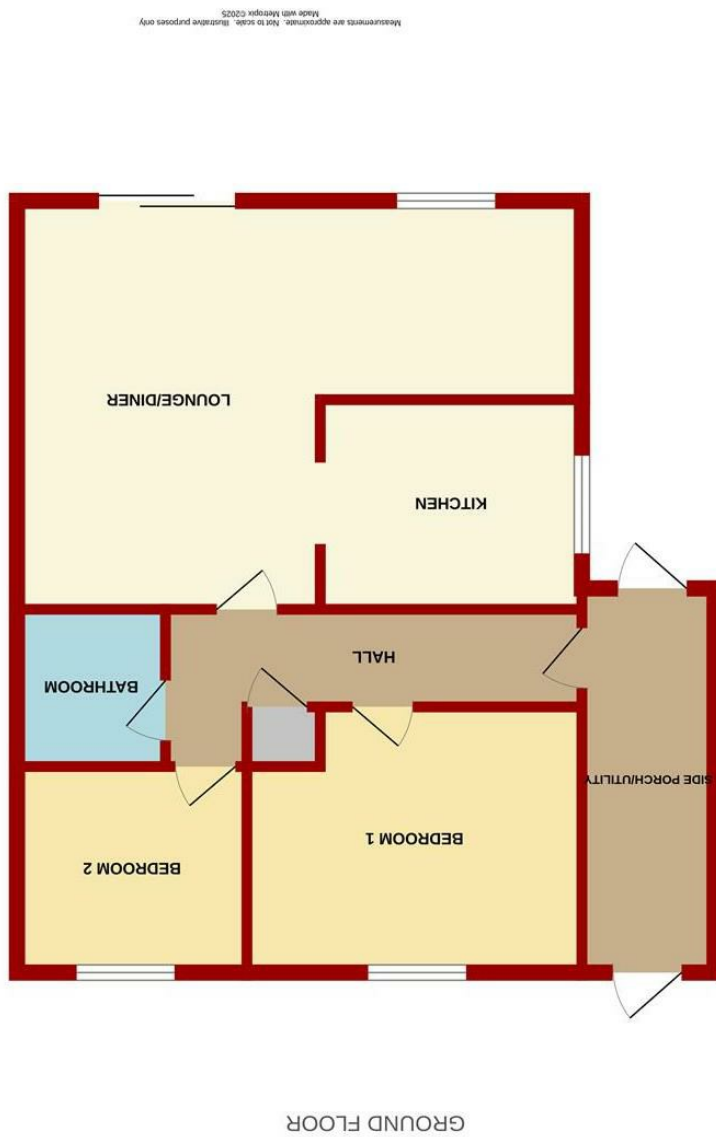
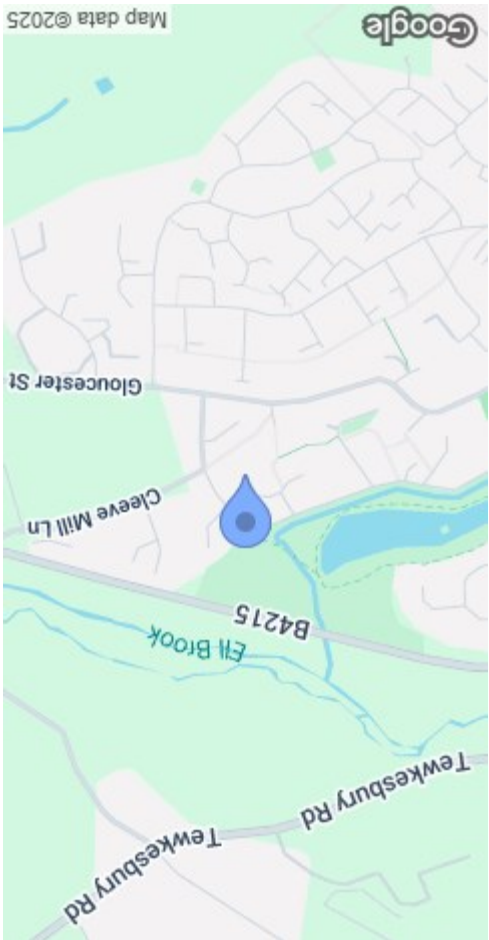
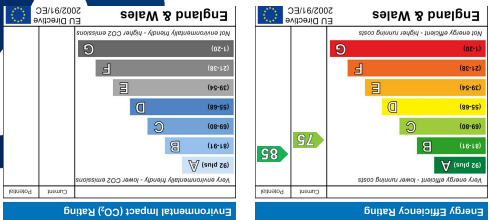


MISREPRESENTATION DISCLAIMER

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.



2 The Crofts

Newent GL18 1SQ

Guide Price £205,000

A TWO BEDROOM SEMI-DETACHED BUNGALOW in NEED OF SOME UPDATING AND MODERNISATION, RECENTLY DECORATED with NEW CARPETS THROUGHOUT, having a LONG FRONT GARDEN, ENCLOSED REAR GARDEN, EN-BLOC SINGLE GARAGE with 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 via fully glazed frosted door through to:

SIDE ENTRANCE / UTILITY

13'8 x 4'4 (4.17m x 1.32m)

Power and lighting, fully glazed door through to the rear.

ENTRANCE HALL

Airing cupboard with lagged hot water tank and slatted shelving, access to insulated roof space via loft ladder (part boarded, with light).

LOUNGE / DINER (L SHAPED)

19'5 x 16'2 (5.92m x 4.93m)

Large electric radiator, two front aspect windows overlooking the gardens.

KITCHEN

7'11 x 6'11 (2.41m x 2.11m)

Single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated fridge, AEG electric double oven, four ring electric hob, front aspect window.

BEDROOM 1

11'5 x 10'6 (3.48m x 3.20m)

Fitted wardrobes with hanging rails and shelving, further shelving to the side, electric radiator, rear aspect window overlooking the gardens.

BEDROOM 2

8'8 x 8'6 (2.64m x 2.59m)

Fitted double wardrobe with hanging rail and shelving, shelving to the side, night storage heater, rear aspect window.

BATHROOM

White suite comprising modern panelled bath, electric shower over, tiled surround, pedestal wash hand basin, close coupled WC, Dimplex electric convector heater, extractor fan.

OUTSIDE

A pathway leads to the front door where there is a large lawned area with various shrubs, bushes and trees. Access to the rear is through the side porch, which leads through to an enclosed garden where there is a lawned area, gravelled garden area, wooden garden shed, outside tap, fencing and walling surround. A gated rear access leads through to:

EN-BLOC GARAGE

16'0 x 8'3 (4.88m x 2.51m)

Accessed via single up and over door, plus there is a concrete hardstanding for one vehicle to the front.

AGENTS NOTE

The solar panels were fitted as part of a government scheme - The Green Free Scheme. They are on an air space 25 year lease. Whoever buys the property will benefit from free electricity during hours of sunlight until the end of the lease (approx 2039). At the end of the lease, the property owners have the option of keeping the panels or having them removed.

SERVICES

Mains water, electricity and drainage. Electric and night storage heating.

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, proceed along the High Street into Broad Street, Church Street and then on to Gloucester Road. Take the first left into Court Road, follow this road round to the left hand side where the garage and parking for the property can be found.

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.

