



32 The Tythins
Newent GL18 1QQ

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £279,950

A NEWLY MODERNISED and EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME with NEW KITCHEN, CONSERVATORY, RE-DECORATED THROUGHOUT, 85' REAR GARDEN with LARGE SHED / WORKSHOP, situated in a HIGHLY POPULAR LOCATION, AMPLE 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.



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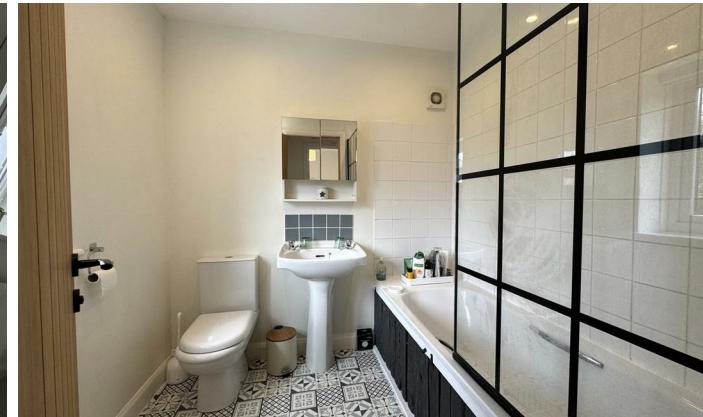
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3



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ENTRANCE HALL

Quarry tiled flooring, double radiator, stairs lead to the first floor.

LOUNGE

15'6 x 11'7 (4.72m x 3.53m)

Stripped wooden floor, brick fireplace with inset electric fire, wooden mantle over, radiator, door to under stairs storage cupboard, front aspect window with fitted shutters.

KITCHEN / DINING ROOM

18'10 x 7'11 (5.74m x 2.41m)

Re-fitted kitchen to comprise of a range of base and wall mounted units with laminated worktops and splashbacks, one and a half bowl Belfast sink unit with mixer tap, plumbing for washing machine, integrated dishwasher, Rangemaster five ring gas top range oven with halogen hot plate, splashback and extractor fan, space for tumble dryer, space for free standing fridge / freezer, modern panelled radiator, under unit lighting, gas-fired boiler, rear aspect window, half glazed door into:

CONSERVATORY

12'4 x 7'5 (3.76m x 2.26m)

Lower brick, upper UPVC construction with polycarbonate roof, slate tiled floor with rear aspect French doors to the gardens.

REAR HALLWAY

Side aspect double glazed window and door to the gardens. Door to:

CLOAKROOM

White suite comprising WC, sink unit with mixer tap and cupboard below, single radiator, side aspect frosted window.

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

LANDING

Louvre door to storage cupboard, access to roof space, side aspect window.

BEDROOM 1

13'0 x 10'9 (3.96m x 3.28m)

Double radiator, front aspect window.

BEDROOM 2

9'6 x 6'8 (2.90m x 2.03m)

Double radiator, rear aspect window.

BEDROOM 3

9'10 max x 7'8 max (3.00m max x 2.34m max)

Double radiator, front aspect window.

BATHROOM

White suite comprising panelled bath with inset shower system over, glazed screen, WC, wash hand basin, tiled splashbacks, extractor fan, spotlighting, double radiator, rear aspect window.

OUTSIDE

To the front of the property, there is access to a gravelled parking and turning area suitable for parking of several vehicles. A pathway leads to the front door, flower borders surround with mature shrubs, outside lighting and water tap. Gated side access leads through to the lovely southerly facing rear garden measuring 85' x 32' approx.

The rear garden has a gravelled patio area, paved and concrete patio area, large lawned area, concrete base to the end of the garden with a LARGE WOODEN SHED / WORKSHOP.

The garden is southerly facing and is enclosed by fencing and hedging surround.

SERVICES

Mains water, electricity, drainage and gas.

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.

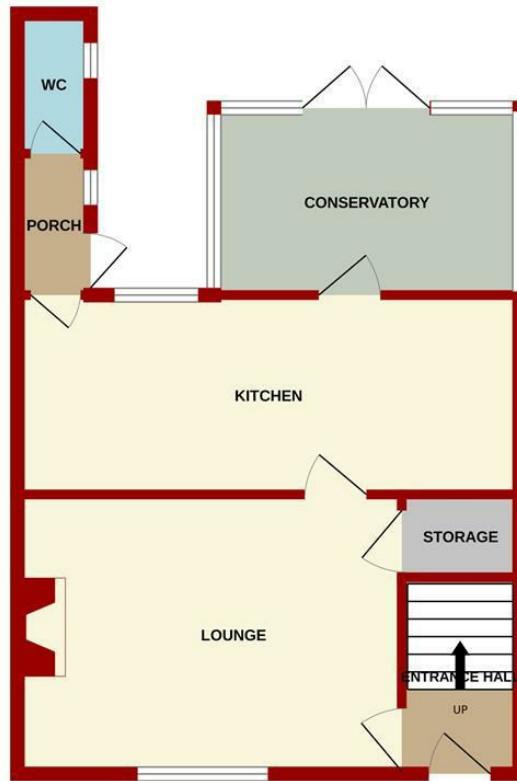
DIRECTIONS

From our offices, turn left at the doctors surgery into Watery Lane. Proceed along, turning right before the school into The Tythings and proceed to the top where the property can be found on the left hand side as marked by our 'For Sale' board.

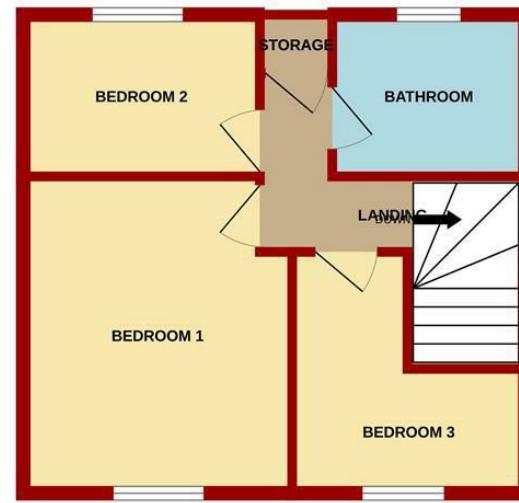
PROPERTY SURVEYS

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

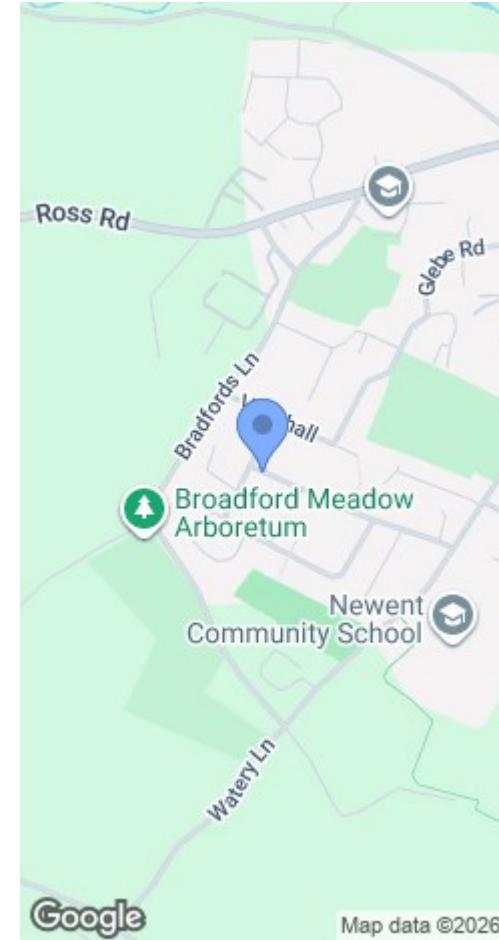
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(82-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		78	63

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(82-91)	B		
(69-80)	C		
(55-68)	D		
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Not environmentally friendly - higher CO ₂ emissions			
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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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