



10A Pippin Close
Newent GL18 1TW



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £259,950

EXTENDED THREE BEDROOM SEMI DETACHED HOUSE occupying a OPEN POSITION IN A QUIET CUL-DE-SAC and benefitting from OFF ROAD PARKING, UTILITY AND STORE, ENCLOSED REAR GARDEN and 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

Via three quarter glazed door, tiled flooring, single radiator, stairs to the first floor.

CLOAKROOM

White suite comprising close coupled w.c., vanity wash hand basin, tiled splashback, heated towel rail.

LOUNGE

16'09 x 13'11 (5.11m x 4.24m)

Fireplace with inset gas fire, mantel over, two single radiators, under stairs storage cupboard, rear aspect window with an outlook over the gardens. Glazed sliding patio door to:

SUN ROOM

9'07 x 6'10 (2.92m x 2.08m)

Tiled flooring, double radiator, outlook over the gardens, fully glazed door to the rear.

KITCHEN/BREAKFAST ROOM

12'10 x 8'06 (3.91m x 2.59m)

Single drainer sink unit, cupboard under, range of base and wall mounted units, fitted electric oven with four ring gas hob over, cooker hood above, space for fridge and freezer, breakfast bar, single radiator, front aspect window with a private outlook. Door to:

UTILITY

10'07 x 7'08 (3.23m x 2.34m)

(Formerly the garage) Fitted base and wall mounted units, plumbing for automatic washing machine, space for further appliance. Door to:

SECOND ENTRANCE/STORE

7'08 x 6'07 (2.34m x 2.01m)

Shelving, half glazed upvc door to the front.

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

LANDING

Built-in double wardrobe with hanging rail and shelving, double boiler cupboard housing the gas fired central heating and domestic hot water boiler.

BEDROOM 1

10'05 x 9'10 (3.18m x 3.00m)

Large built-in double wardrobe with hanging rail and shelving, double cupboard over the stairs, single radiator, front aspect window.

BEDROOM 2

11'00 x 9'00 (3.35m x 2.74m)

Single radiator, front aspect window.

BEDROOM 3

8'01 x 7'06 (2.46m x 2.29m)

Single radiator, rear aspect window.

SHOWER ROOM

Fitted double shower cubicle and tray, shower, panelled surround, close coupled w.c., vanity wash hand basin, mirror faced medicine cabinet over, heated towel rail, front aspect frosted window.

OUTSIDE

To the front of the property is a tarmac and block paved driveway suitable for PARKING THREE VEHICLES. There is an outside tap and outside lighting.

Gated side access leads through to the enclosed rear garden which has a patio area, lawned area, wooden garden shed, greenhouse, outside power point, outside tap, fencing surround and measure 30' in length approximately.

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

To be advised.

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, proceed along the High Street, into Broad Street, into Church Street and then into Gloucester Street turning right into Onslow Road. Proceed along here, taking the fourth turning right into Pippin Close, where the property will be found.

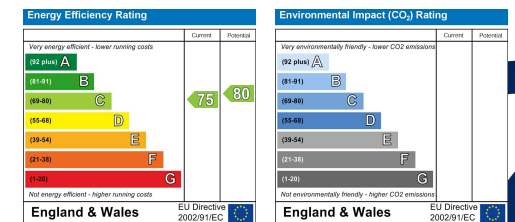
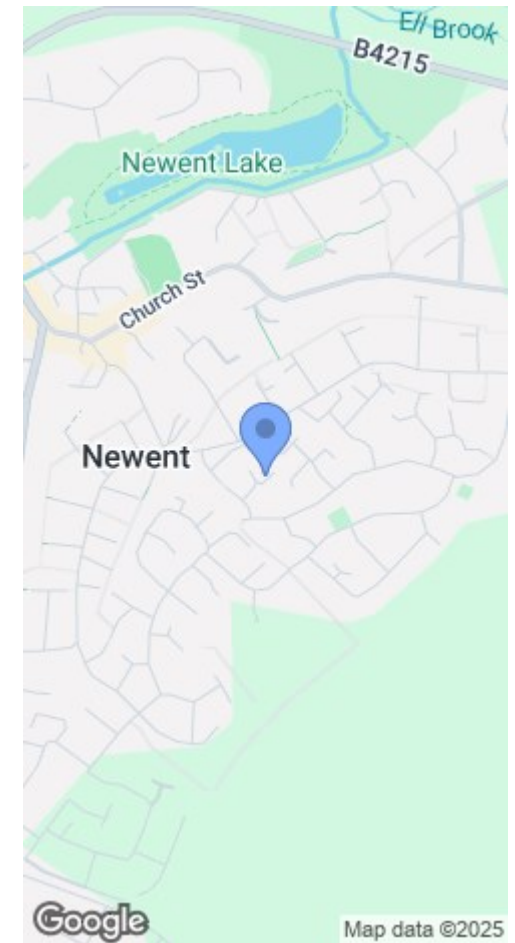
PROPERTY SURVEYS

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





Measurements are approximate. Not to scale. Illustrative purposes only.
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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.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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