



26 Knights Way Newent GL18 1QL



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Residential Sales | Residential Lettings | Auctions | Surveys

£299,950

EPC rating B

Situated at the END OF CUL-DE-SAC is this THREE BEDROOM SEMI DETACHED FAMILY HOME occupying a LARGE PLOT with OFF ROAD PARKING, DETACHED GARAGE and an ENCLOSED REAR GARDEN IN EXCESS OF 100' IN LENGTH with gated access onto Bradfords Lane where local walks and the ARBORETUM can be enjoyed.

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 12'10 x 5'05 (3.91m x 1.65m)

Via upvc double glazed door with frosted side panel, stairs to the first floor, single radiator, under stairs storage cupboard. Door to:

LOUNGE 13'06 x 12'01 (4.11m x 3.68m)

Gas fire, radiator, front aspect window. Glazed wooden door to:

KITCHEN/DINER 18'00 x 10'00 (5.49m x 3.05m)

Recently refitted to comprise a range of base and wall mounted units, laminated worktops, tiled splashbacks, integrated dishwasher, four ring gas hob, double oven, extractor fan, one and a half bowl single drainer sink unit, mixer tap, space for freestanding fridge/freezer, radiator, rear aspect window, sliding door to the rear garden.

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

LANDING

Cupboard with hot water tank, access to loft space housing the gas fired central heating and domestic hot water boiler, side aspect window. Door to:

BEDROOM 1 12'06 x 9'09 (3.81m x 2.97m)

Built-in wardrobe, rear aspect window.

BEDROOM 2 11'02 x 10'02 (3.40m x 3.10m)

Built-in wardrobe, front aspect window.

BEDROOM 3 8'00 x 5'06 (2.44m x 1.68m)

Front aspect window.

FAMILY BATHROOM 7'07 x 5'05 (2.31m x 1.65m)

Suite comprising P-shaped bath with shower mixer tap over, vanity wash hand basin, mixer tap, cupboard below, built-in w.c., single radiator, fully tiled walls, heated towel rail, rear aspect frosted window.

OUTSIDE

There is a block paved driveway suitable for PARKING FOUR/FIVE VEHICLES which leads to a DETACHED SINGLE GARAGE via electric roller door. To the front of the property is a lawned area and borders.

Block paved pathway leads to the rear garden which has a patio/seating area, lawned area, wooden garden shed, further shed, brick outhouse, patio area, raised planters, greenhouse, gated access onto Bradfords Lane, enclosed by panelled fencing and measure approximately 105' in length.

SERVICES

Mains water, electricity, drainage and gas.

SOLAR PANELS

The property has 10 panel solar array with 2 battery storage units.

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 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.

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.
Plans are for reference only.

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.

