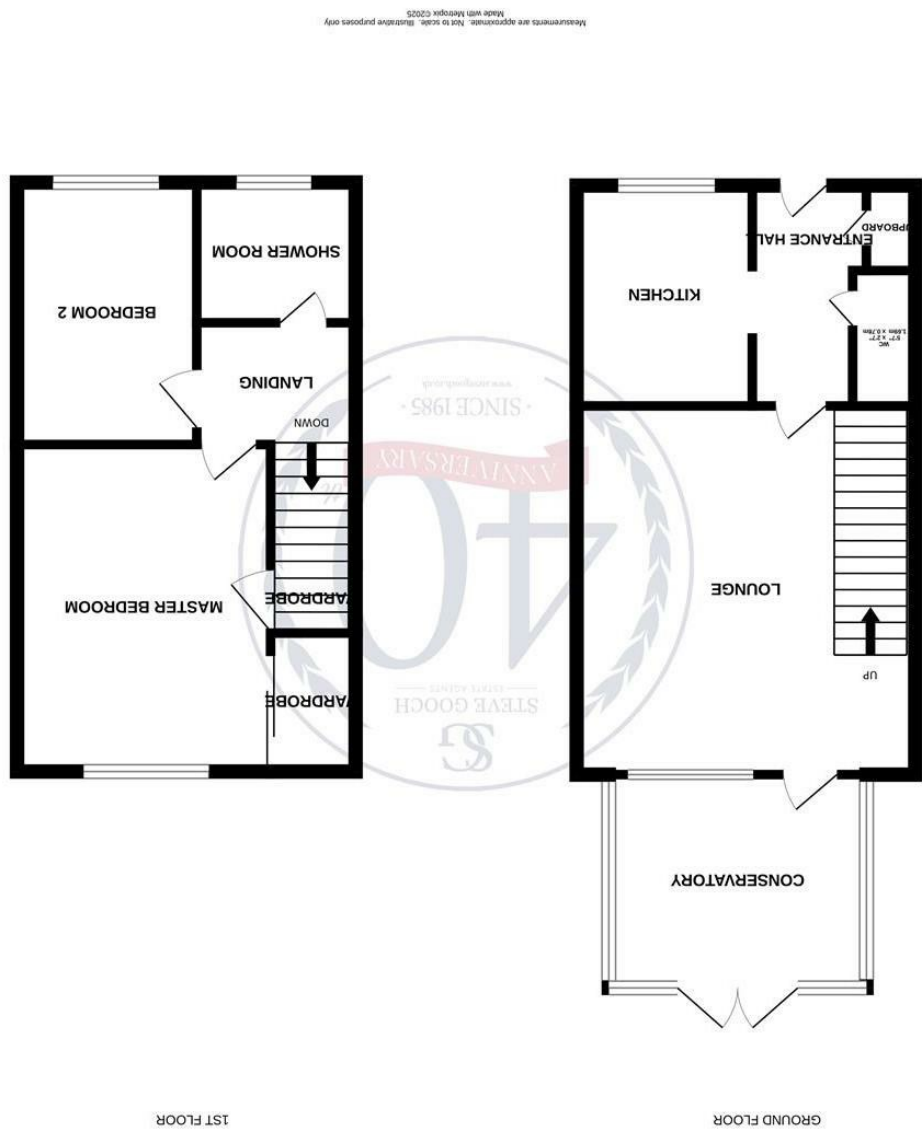
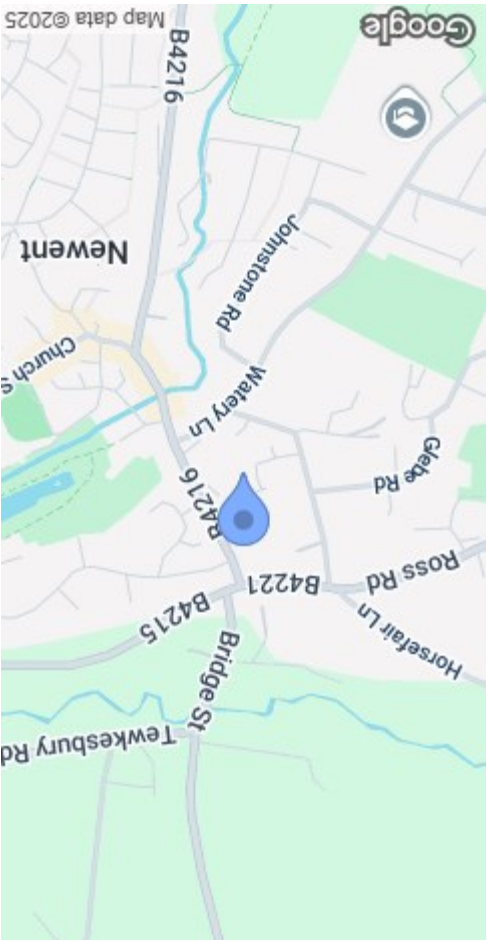


MISREPRESENTATION DISCLAIMER

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# 24 Glebe Court Newent GL18 1DU



Guide Price £235,000

RARELY AVAILABLE TWO BEDROOM END TERRACED HOUSE situated in a SMALL CUL-DE-SAC within WALKING DISTANCE of Newent Town Centre and offering GARAGE, CONSERVATORY and LOVELY COTTAGE GARDENS TO THE REAR ENJOYING A PLEASANT OUTLOOK.

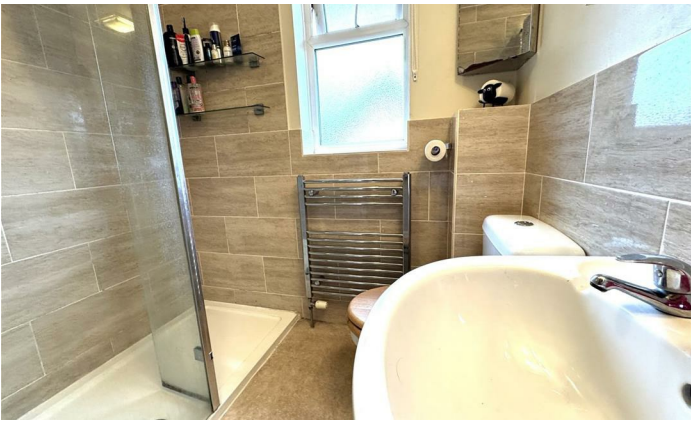
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, 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.



CANOPY ENTRANCE PORCH

ENTRANCE HALL

Via double glazed composite door, storage cupboard housing the gas fired combination central heating and domestic hot water boiler, single radiator, telephone point, Virgin point. Door to:

WC

5'06 x 2'06 (1.68m x 0.76m)

Toilet, wall mounted wash hand basin, single radiator, extractor fan.

KITCHEN

9'08 x 7'04 (2.95m x 2.24m)

Range of base and wall mounted units, laminated worktops, tiled splashbacks, space for freestanding fridge/freezer, space for cooker, plumbing for washing machine, one and half bowl stainless steel sink unit with mixer tap, single radiator, tiled floor, front aspect window. Glazed wooden door to:

LOUNGE

15'06 x 14'00 (4.72m x 4.27m)

Stairs to the first floor, radiator, telephone point, tv point, rear spect window. Upvc double glazed door to:

CONSERVATORY

10'06 x 8'09 (3.20m x 2.67m)

Brick and upvc double glazed construction, poly carbonate roof, power points, French doors to the rear garden.

FROM THE LOUNGE, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to roof space.

BEDROOM 1

13'08 x 10'04 (4.17m x 3.15m)

Additional recess with built-in double wardrobe via mirror faced sliding doors, further built-in over stairs wardrobe, single radiator, rear aspect window with a pleasant outlook.

BEDROOM 2

10'07 x 7'06 (3.23m x 2.29m)

Single radiator, front aspect window.

SHOWER ROOM

6'02 x 5'09 (1.88m x 1.75m)

Walk-in double shower cubicle with over head and detachable hand shower, fully tiled walls, chrome heated towel rail, wc, wash hand basin, extractor fan, front aspect frosted window.

OUTSIDE

A DRIVEWAY FOR ONE CAR leads to a SINGLE GARAGE via up and over door. To the front of the property is a lawned area and gravelled driveway OFFERING FURTHER OFF ROAD PARKING SPACE.

Gated side access leads to the beautiful cottage-style rear garden with paved pathway, seating area, mature borders planted with an array of herbaceous perennials, flowers, shrubs and bushes, all enclosed by brick walling and wooden panelled fencing enjoying a pleasant outlook.

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: 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 Newent office proceed along the High Street turning left into Watery Lane then first right onto Holts Road. Proceed along here, round the corner and turn right into Glebe Court where 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.