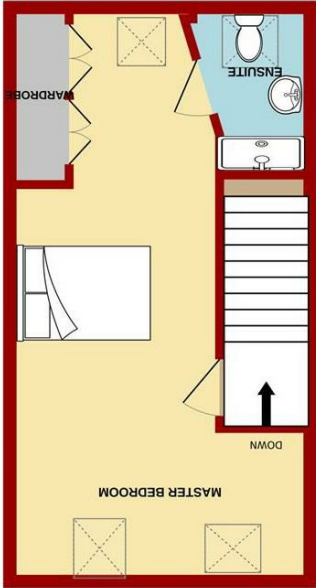
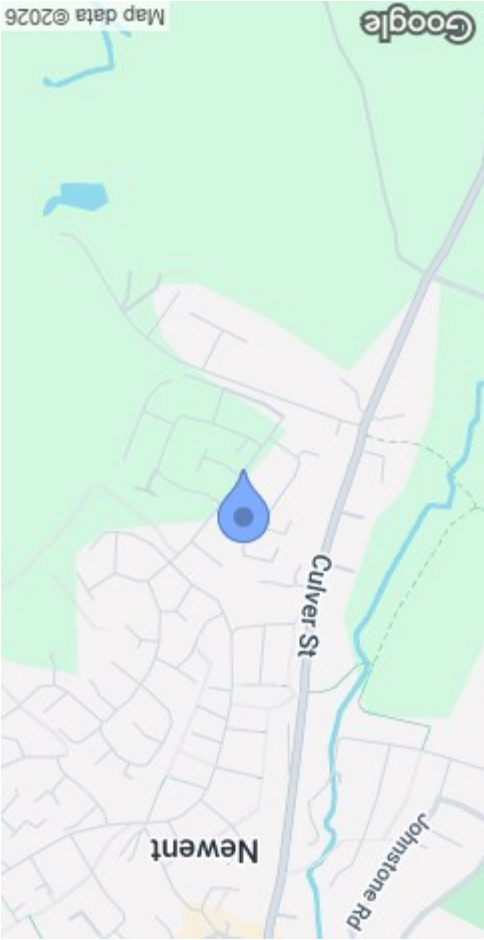
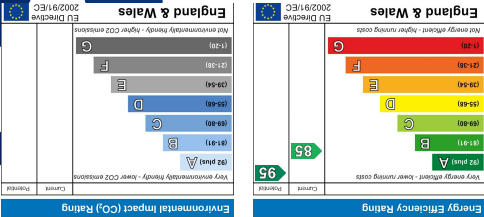
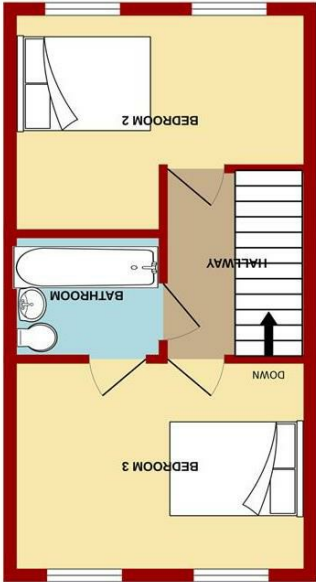


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.



2ND FLOOR



1ST FLOOR



GROUND FLOOR

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



22 Buzzard Row  
Newent GL18 1FF



£260,000

A SPACIOUS THREE BEDROOM END OF TERRACE TOWNHOUSE with ACCOMMODATION OVER THREE FLOORS, having LIVING / DINING ROOM, MASTER EN-SUITE, GARDEN, OFF ROAD PARKING for TWO VEHICLES, situated in the HISTORIC MARKET TOWN of NEWENT.

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 UPVC double glazed door into:

**ENTRANCE HALL**

Access to:

**CLOAKROOM**

White suite comprising WC, pedestal wash hand basin.

**KITCHEN**

10'9 x 6'1 (3.28m x 1.85m)

The kitchen comprises of a range of base and wall mounted units, space for washing machine, dishwasher, oven with four ring gas hob, extractor fan over, fridge / freezer, single radiator, front aspect UPVC double glazed window.

**LIVING / DINING ROOM**

16'9 x 13'2 (5.11m x 4.01m)

Single radiator, double radiator, wood effect flooring, under stairs cupboard, UPVC double glazed French doors leading out to the rear garden.

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

**LANDING**

**BEDROOM 2**

13'3 x 11'3 max (4.04m x 3.43m max)

Space for wardrobes, two front aspect UPVC double glazed windows.

**BEDROOM 3**

13'3 x 9'6 (4.04m x 2.90m)

Access to main family bathroom (Jack and Jill), two rear aspect UPVC double glazed windows.

**BATHROOM**

7'0 x 5'5 (2.13m x 1.65m)

Suite comprising WC, hand wash basin, bath with overhead shower.

FROM THE FIRST FLOOR LANDING, STAIRS LEAD TO:

**MASTER BEDROOM**

28'5 x 9'0 (8.66m x 2.74m)

Built-in wardrobes, space for dressing table and office space, over stairs cupboard, front aspect Velux windows, rear aspect Velux windows. Door to:

**EN-SUITE SHOWER ROOM**

Suite comprising shower, WC, hand wash basin, Velux windows.

**OUTSIDE**

To the front of the property, there is parking for two vehicles. A pathway leads to the front door. Access to the garden is gained via the living / dining room or via the side gate. The rear garden has a patio seating area, garden mainly laid to lawn, all enclosed by fencing.

**SERVICES**

Mains water, drainage, electricity 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: 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 Gloucester Street taking the first right onto Onslow Road and then left onto Meek Road. Proceed along this road to the very end and turn right onto Manor Road. Follow the road around to the left, then right and right again until you get to Buzzard Row., where the property will 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).

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

