

MISREPRESENTATION DISCLAIMER

A map showing a section of Ross Rd. A blue location pin is placed on the road, just south of the intersection with Horseshair Ln. Other roads visible include Glebe Rd, Vauxhall, and Bradfords Ln. The map is oriented with North at the top.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



Guide Price £349,950

A WELL PRESENTED AND SPACIOUS THREE BEDROOM DETACHED FAMILY HOME in a PRIME CUL-DE-SAC LOCATION with SOUTH FACING GARDENS and ENJOYING UNSPOILT ELEVATED VIEWS OVER COUNTRYSIDE.

Newent offers a range of shops, supermarkets, 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.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.

Benefits include 8 YEAR NHBC GUARANTEE, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, MASTER BEDROOM with EN-SUITE SHOWER ROOM, DETACHED SINGLE GARAGE, OFF ROAD PARKING and ACCESS TO RURAL WALKS.



ENTRANCE HALL

Via double glazed front door, single radiator, thermostat controls, stairs to the first floor. Door to:

WC

5'00 x 2'09 (1.52m x 0.84m)

White suite comprising w.c., pedestal wash hand basin, mixer tap, single radiator, side aspect frosted window.

LOUNGE

14'01 x 12'08 into bay (4.29m x 3.86m into bay)

Double radiator, tv point, network point, front aspect bay window with views over surrounding countryside.

KITCHEN/BREAKFAST ROOM

18'05 x 11'05 (5.61m x 3.48m)

One and a half bowl stainless steel single drainer sink unit, mixer tap, range of base and wall mounted units, laminate worktops, tiled splashbacks, integrated appliances to include dishwasher, washing machine, fridge/freezer, oven and five ring gas hob with stainless steel splashback and extractor fan, two double radiators, door to under stairs storage cupboard/utility closet housing the tumble dryer and has network and telephone point, spotlighting, rear aspect window, upvc double glazed french doors to the rear garden.

FROM THE ENTRANCE HALL, TURNING STAIRCASE LEADS TO THE FIRST FLOOR:

LANDING

Access to part boarded roof space, single radiator, door to over stairs storage cupboard.

MASTER BEDROOM

12'06 x 11'02 (3.81m x 3.40m)

USB power points, single radiator, thermostat controls, front aspect window with lovely elevated views over fields and countryside. Door to:

EN-SUITE SHOWER ROOM

6'05 x 5'06 (1.96m x 1.68m)

Corner shower cubicle with shower, w.c., pedestal wash hand basin, mixer tap, tiled floor, tiled splashbacks, single radiator, front aspect frosted window.

BEDROOM 2

10'03 x 8'06 (3.12m x 2.59m)

Single radiator, rear aspect window overlooking the garden.

BEDROOM 3

10'07 x 8'01 maximum (3.23m x 2.46m maximum)

Single radiator, rear aspect window.

FAMILY BATHROOM

8'05 x 5'06 (2.57m x 1.68m)

White suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, w.c., tiled floor, tiled splashback, single radiator, extractor fan, side aspect frosted window.

OUTSIDE

To the front of the property is a driveway suitable for PARKING TWO/THREE VEHICLES which leads to a DETACHED SINGLE GARAGE 20'00 x 10'06 (6.10m x 3.20m) via up and over door, power and lighting, external electric car charging point. The front gardens are laid to lawn and enjoy a quiet aspect with views over surrounding countryside.

Gated side access leads to the south facing rear rear garden which has a flagstone patio area, outside tap, raised astroturf lawn, raised borders with flowers, shrubs and trees, outside lighting, enclosed by wooden panelled fencing.

SERVICES

Mains water, electricity, gas and drainage.

SERVICE CHARGE

Approximately £300.00 per annum, Managing Agents are AGM.

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: D
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 to the traffic lights and turn left towards Kilcot. Proceed along for a short distance, passing Pickelnash School on the left and turn right into Vallegro Avenue, bear right onto Mantley Grove, then turn right into School View 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.