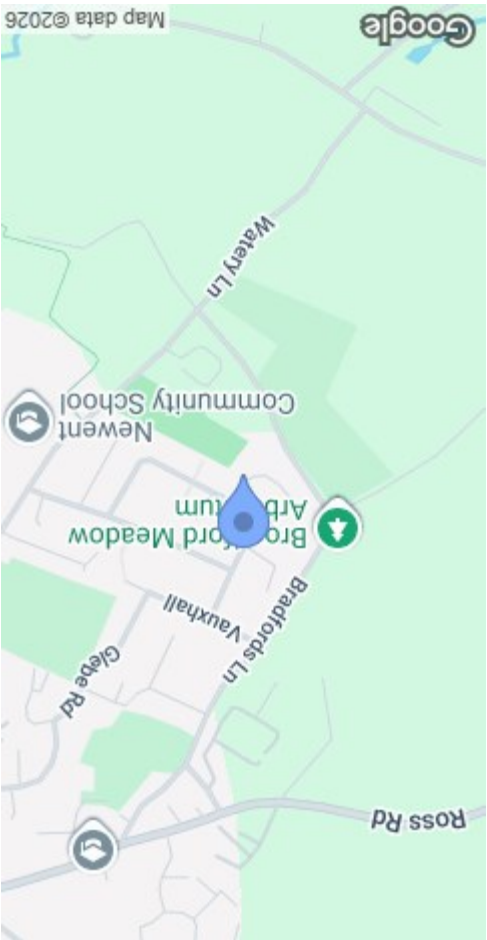


MISREPRESENTATION DISCLAIMER

Rating	Percentage	Category
A	18.1%	Very environmentally friendly - lower CO2 emissions
B	18.1%	Very environmentally friendly - lower CO2 emissions
C	19.4%	Very environmentally friendly - lower CO2 emissions
D	19.4%	Very environmentally friendly - lower CO2 emissions
E	24.6%	Not environmentally friendly - higher CO2 emissions
F	24.6%	Not environmentally friendly - higher CO2 emissions
G	17.9%	Not environmentally friendly - higher CO2 emissions

Measurements are approximate. Not to scale. Illustrative purposes only.
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Guide Price £249,950

An EXTENDED THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE, RE-FITTED KITCHEN, GOOD SIZE LIVING SPACE, DETACHED SINGLE GARAGE, OFF ROAD PARKING FOR THREE VEHICLES, SOUTH EAST FACING GARDEN measuring approximately 37' x 28', all within WALKING DISTANCE of 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 at Gloucester 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 half glazed frosted door through to:

ENTRANCE HALL

11'10 x 3'10 (3.61m x 1.17m)

Double radiator, front aspect window. Opening through to:

INNER HALLWAY

Stairs to the first floor.

GROUND FLOOR WET ROOM

Shower with panelled surround, pedestal wash hand basin, close coupled WC, radiator, front aspect frosted window.

LIVING / DINING ROOM

14'5 x 10'1 (4.39m x 3.07m)

Double radiator, side aspect window, opening through to:

SITTING ROOM

13'10 x 9'0 (4.22m x 2.74m)

Fireplace with inset wood burning stove, double radiator, fully glazed French doors through to the rear patio.

KITCHEN

12'0 x 8'3 (3.66m x 2.51m)

Re-fitted approximately two years ago to comprise single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, integrated fridge / freezer, plumbing for washing machine, fitted Stoves electric oven with four ring hob, ovens below, cooker hood above, Worcester gas-fired domestic hot water boiler, front aspect window.

FROM THE INNER HALLWAY, STAIRS GIVE ACCESS TO THE FIRST FLOOR.

LANDING

Access to roof space.

BEDROOM 1

14'5 x 9'1 (4.39m x 2.77m)

Fitted wardrobe with hanging rail and shelving, former airing cupboard with single radiator, slatted shelving and cupboard above, front aspect window.

BEDROOM 2

14'0 x 9'0 (4.27m x 2.74m)

Exposed pine flooring, radiator, rear aspect window overlooking the gardens.

BEDROOM 3

10'10 x 10'3 (3.30m x 3.12m)

Built-in double wardrobe, hanging rail, cupboard above, double radiator, side aspect window.

OUTSIDE

A concrete driveway, suitable for the parking of three vehicles, leads through to:

DETACHED SINGLE GARAGE

18'2 x 8'6 (5.54m x 2.59m)

Accessed via up and over door, personal door through to the side.

To the front of the property, there is a lawned area, walling and hedging surround, outside lighting. Side access leads through to the rear of the property where there is a south east facing garden with raised paved patio area, steps leading down to the lawned area, flower borders surround, various shrubs and trees, outside lighting, fencing surround. The rear gardens measure 37' x 28' approximately .

SERVICES

Mains electricity, gas, water 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

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 turning left into Watery Lane. Proceed along here, taking the third right into The Tythings, then first left into Tythings Crescent. Proceed along here into Knights Way, then first left into Knights Crescent where the property can 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.