



30 Knights Crescent
Newent GL18 1QN



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £255,000

DECEPTIVELY SPACIOUS, EXTENDED THREE BEDROOM SEMI DETACHED HOUSE having a LOVELY, SUNNY SOUTH WEST FACING PRIVATE AND ENCLOSED REAR GARDEN 40' x 33' backing onto Bradfords Lane with gated access to the countryside. The property is BEING OFFERED WITH NO ONWARD CHAIN.

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.

Further benefits include CCTV, FLEXIBLE ACCOMMODATION, DETACHED SINGLE GARAGE, CARPORT and OFF ROAD PARKING.





ENTRANCE HALL

Via half glazed frosted door. Door to:

LOUNGE

14'05 x 11'00 (4.39m x 3.35m)

Wood burning stove, tiled hearth, stairs to the first floor. Sliding patio doors to:

CONSERVATORY

10'02 x 9'11 (3.10m x 3.02m)

Fully glazed french doors through to the private rear garden.

FAMILY KITCHEN/DINING ROOM

20'03 x 12'10 (6.17m x 3.91m)

One and a half bowl single drainer sink unit, mixer tap, cupboards under, range of base and wall mounted units, integrated electric double oven, four ring induction hob over, cooker hood above, fitted Miele dishwasher, Bush washing machine, space for fridge/freezer, electric panel heater, two large front aspect windows.

BEDROOM 3

8'11 x 7'11 (2.72m x 2.41m)

Rear aspect window overlooking the gardens.

BATHROOM

White suite comprising modern panelled bath, electric shower over, tiled surround, pedestal wash hand basin, tiled splashback, close coupled w.c., heated towel rail, side aspect frosted window.

FROM THE LOUNGE, STAIRCASE GIVES ACCESS TO THE FIRST FLOOR:

BEDROOM 1

11'08 x 9'08 (3.56m x 2.95m)

Electric panel heater, cupboard into roof space housing the hot water tank, front aspect window.

BEDROOM 2

11'08 x 9'05 (3.56m x 2.87m)

Electric panel heater, access to roof space, front aspect window.

OUTSIDE

To the front is a large gravelled garden area suitable for PARKING SEVERAL VEHICLES. To the side, a concrete driveway leads through to a:

COVERED CARPORT

26'00 x 12'05 (7.92m x 3.78m)

This leads through to a:

DETACHED SINGLE GARAGE

18'08 x 8'03 (5.69m x 2.51m)

Via up and over door, power and lighting, personnel door to the side, rear aspect window. To the rear is a:

SMALL STORE

8'08 x 7'05 (2.64m x 2.26m)

Gateway gives access to a private and enclosed south west facing rear garden measuring 40' x 33' which has a large area of decking, steps up to a large patio area, sectioned off area ideal for dog run etc, outside tap, outside power points, fencing surround and enjoys a lovely outlook onto mature trees of the Arboretum. There is a rear gate onto Bradfords Lane which gives immediate access to open countryside.

AGENT'S NOTE

Solar panels are owned by the property. They are not currently connected to the grid but are 2.5kw and saves money on the electricity use.

SERVICES

Mains water, electricity and drainage. Gas connection available.

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.

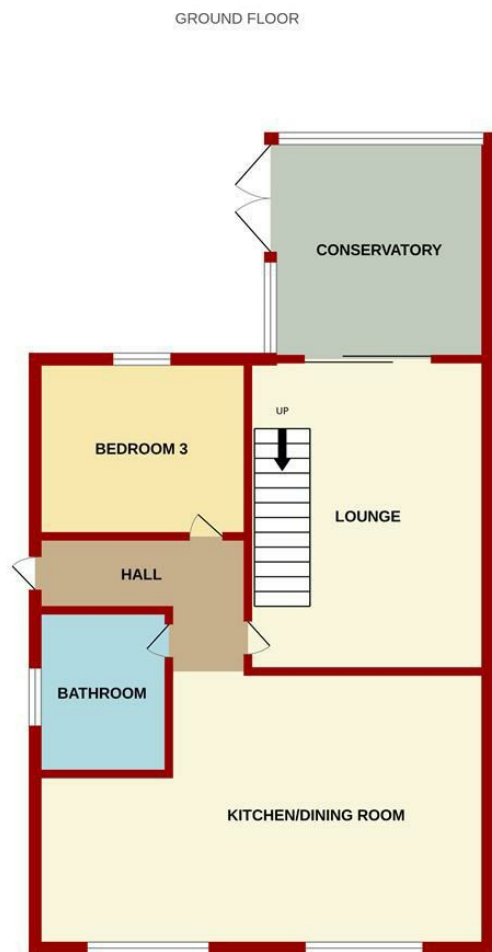
DIRECTIONS

From Newent Office proceed along the High Street turning left onto Watery Lane. Proceed along here taking the 3rd turning right onto The Tythings and then first left onto Tythings Crescent. Follow the road around onto Knights Way and take the next left onto Knights Crescent. Follow the road around to the right and the property can be found on the left hand side.

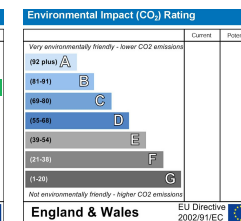
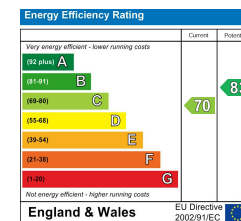
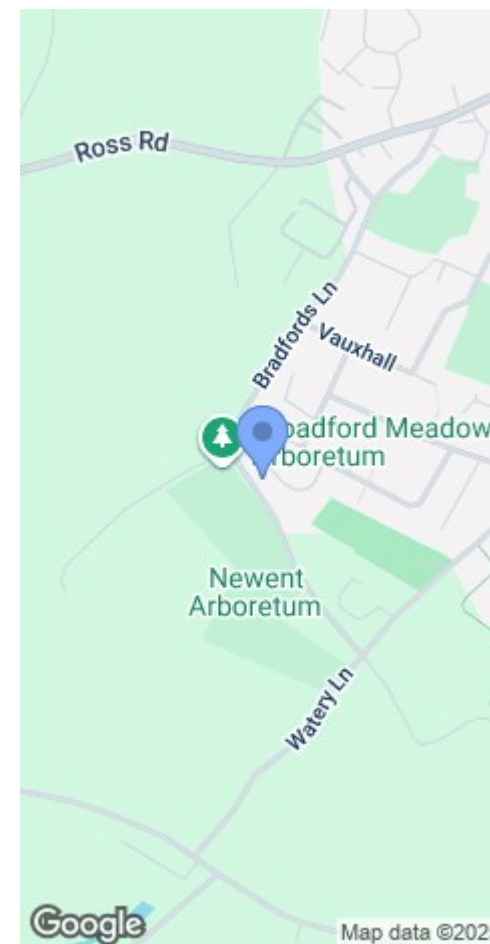
PROPERTY SURVEYS

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
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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.



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