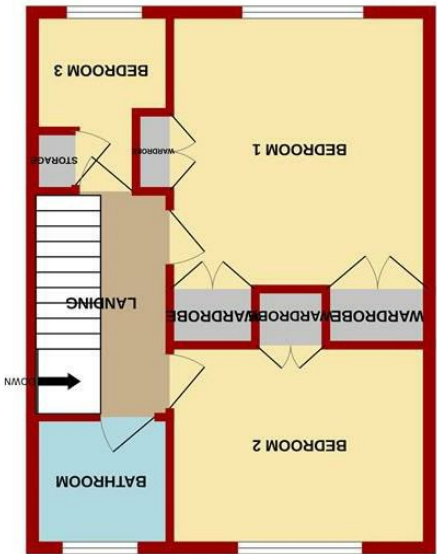
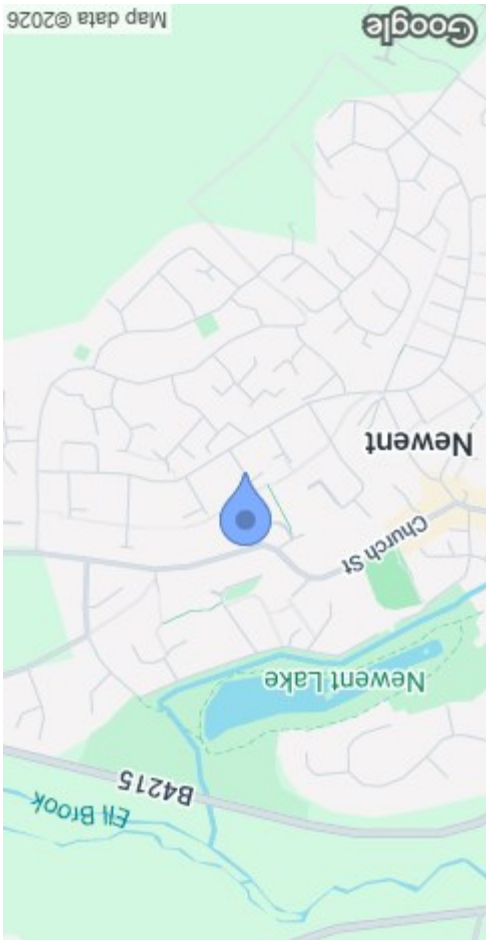
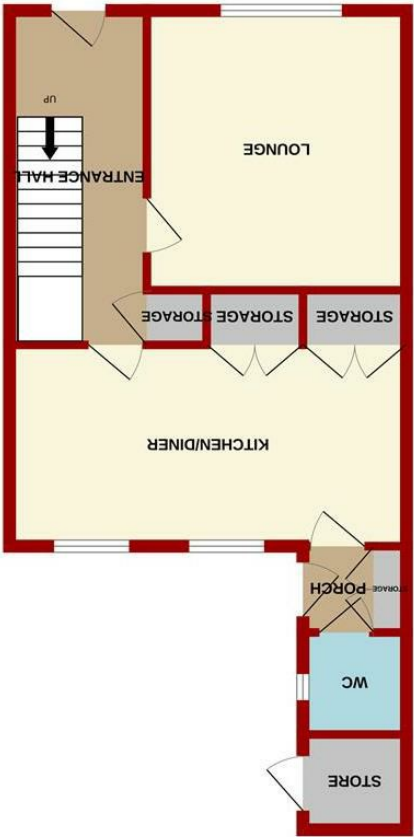


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating			
Current	Target	Energy class	CO <sub>2</sub> emissions (tonnes per year)
		A	15-20
		B	21-27
		C	28-35
		D	36-45
		E	46-55
		F	56-65
		G	66-75
		H	76-90
		I	91-120
		J	121-150
		K	151-180
		L	181-220
		M	221-255
		N	256-300
		O	301-350
		P	351-400
		Q	401-450
		R	451-500
		S	501-550
		T	551-600
		U	601-650
		V	651-700
		W	701-750
		X	751-800
		Y	801-850
		Z	851-900
		AA	901-950
		AB	951-1000
		AC	1001-1050
		AD	1051-1100
		AE	1101-1150
		AF	1151-1200
		AG	1201-1250
		AH	1251-1300
		AI	1301-1350
		AJ	1351-1400
		AK	1401-1450
		AL	1451-1500
		AM	1501-1550
		AN	1551-1600
		AO	1601-1650
		AP	1651-1700
		AQ	1701-1750
		AR	1751-1800
		AS	1801-1850
		AT	1851-1900
		AU	1901-1950
		AV	1951-2000
		AW	2001-2050
		AX	2051-2100
		AY	2101-2150
		AZ	2151-2200
		BA	2201-2250
		BB	2251-2300
		BC	2301-2350
		BD	2351-2400
		BE	2401-2450
		BF	2451-2500
		BG	2501-2550
		BH	2551-2600
		BI	2601-2650
		BJ	2651-2700
		BK	2701-2750
		BL	2751-2800
		BM	2801-2850
		BN	2851-2900
		BO	2901-2950
		BP	2951-3000
		BQ	3001-3050
		BR	3051-3100
		BS	3101-3150
		BT	3151-3200
		BU	3201-3250
		BV	3251-3300
		BW	3301-3350
		BX	3351-3400
		BY	3401-3450
		BZ	3451-3500
		CA	3501-3550
		CB	3551-3600
		CC	3601-3650
		CD	3651-3700
		CE	3701-3750
		CF	3751-3800
		CG	3801-3850
		CH	3851-3900
		CI	3901-3950
		CJ	3951-4000
		CK	4001-4050
		CL	4051-4100
		CM	4101-4150
		CN	4151-4200
		CO	4201-4250
		CP	4251-4300
		CQ	4301-4350
		CR	4351-4400
		CS	4401-4450
		CT	4451-4500
		CU	4501-4550
		CV	4551-4600
		CW	4601-4650
		CX	4651-4700
		CY	4701-4750
		CZ	4751-4800
		DA	4801-4850
		DB	4851-4900
		DC	4901-4950
		DD	4951-5000
		DE	5001-5050
		DF	5051-5100
		DG	5101-5150
		DH	5151-5200
		DI	5201-5250
		DJ	5251-5300
		DK	5301-5350
		DL	5351-5400
		DM	5401-5450
		DN	5451-5500
		DO	5501-5550
		DP	5551-5600
		DQ	5601-5650
		DR	5651-5700
		DS	5701-5750
		DT	5751-5800
		DU	5801-5850
		DV	5851-5900
		DW	5901-5950
		DX	5951-6000
		DY	6001-6050
		DZ	6051-6100
		EA	6101-6150
		EB	6151-6200
		EC	6201-6250
		ED	6251-6300
		EE	6301-6350
		EF	6351-6400
		EG	6401-6450
		EH	6451-6500
		EI	6501-6550
		EJ	6551-6600
		EK	6601-6650
		EL	6651-6700
		EM	6701-6750
		EN	6751-6800
		EO	6801-6850
		EP	6851-6900
		EQ	6901-6950
		ER	6951-7000
		ES	7001-7050
		ET	7051-7100
		EU	7101-7150
		EV	7151-7200
		EW	7201-7250
		EX	7251-7300
		EY	7301-7350
		EZ	7351-7400
		FA	7401-7450
		FB	7451-7500
		FC	7501-7550
		FD	7551-7600
		FE	7601-7650
		FF	7651-7700
		FG	7701-7750
		FH	7751-7800
		FI	7801-7850
		FJ	7851-7900
		FK	7901-7950
		FL	7951-8000
		FM	8001-8050
		FN	8051-8100
		FO	8101-8150
		FP	8151-8200
		FQ	8201-8250
		FR	8251-8300
		FS	8301-8350
		FT	8351-8400
		FU	8401-8450
		FV	8451-8500
		FW	8501-8550
		FX	8551-8600
		FY	8601-8650
		FZ	8651-8700
		GA	8701-8750
		GB	8751-8800
		GC	8801-8850
		GD	8851-8900
		GE	8901-8950
		GF	8951-9000
		GG	9001-9050
		GH	9051-9100
		GI	9101-9150
		GJ	9151-9200
		GK	9201-9250
		GL	9251-9300
		GM	9301-9350
		GN	9351-9400
		GO	9401-9450
		GP	9451-9500
		GQ	9501-9550
		GR	9551-9600
		GS	9601-9650
		GT	9651-9700
		GU	9701-9750
		GV	9751-9800
		GW	9801-9850
		GX	9851-9900
		GY	9901-9950
		GZ	9951-10000



1ST FLOOR



GROUND FLOOR





# Guide Price £199,950

A THREE BEDROOM END TERRACE SITUATED ON A CORNER PLOT, IN NEED OF UPDATING AND MODERNISATION, KITCHEN / DINING ROOM, SEPARATE LOUNGE, DOWNSTAIRS CLOAKROOM, MODERN BOILER, GAS CENTRAL HEATING, all 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.



Entrance via part glazed door through to:

## ENTRANCE HALL

Radiator, built-in cupboard, under stairs storage cupboard, modern gas-fired central heating and domestic hot water boiler, stairs to the first floor.

## LOUNGE

12'10 x 11'10 (3.91m x 3.61m)

Radiator, front aspect window.

## KITCHEN / DINING ROOM

18'4 x 9'0 (5.59m x 2.74m)

Stainless steel single drainer sink unit, cupboards under, base and wall mounted units, plumbing for washing machine, two large built-in double cupboards with shelving, double radiator, two rear aspect windows overlooking the garden. Fully glazed door leads through to:

## REAR PORCH

Built-in double cupboard with shelving, half glazed door to the outside.

## CLOAKROOM

White suite comprising low-level WC, wash hand basin with tiled splashback, single radiator.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

## LANDING

Access to roof space.

## BEDROOM 1

12'9 x 11'11 (3.89m x 3.63m)

Three sets of double built-in wardrobes with various hanging rails and shelving, single radiator, front aspect window overlooking the green.

## BEDROOM 2

11'0 x 9'2 (3.35m x 2.79m)

Built-in double wardrobe with hanging rail, radiator, rear aspect window with pleasant outlook onto the recreational area.

## BEDROOM 3

11'10 x 8'3 (irregular shape) (3.61m x 2.51m (irregular shape))

Built-in cupboard over the stairs, double radiator, front aspect window overlooking the green.

## BATHROOM

White suite comprising bath with tiled surround, wash hand basin with tiled splashback, low-level WC, single radiator, rear aspect frosted window.

## OUTSIDE

A pathway leads to the front door where there is a good sized garden area leading around to the side, which is enclosed by walling and hedging.

To the rear, there is a westerly facing enclosed garden area with paved patio area, gravelled garden area, raised borders, outside lighting, good sized store, walling and fencing surround. A gated rear access leads to a communal parking area.

## 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: 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 our Newent office, proceed along the High Street, out of Newent for approximately half a mile turning right into Onslow Road. Take the first right into Foley Road. Proceed along Foley Road and turn right into Hills View can be found along on the right hand side as indicated via 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.