



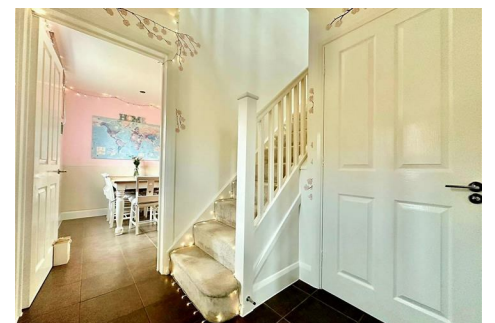
01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



Conigree House, 3 Whitegates, Newent, GL18 1JB

£350,000

Welcome to this well presented three bedroom detached family home located in the desirable area of Whitegates in Newent.

Situated in a quiet cul-de-sac of just 12 houses, the property is within easy walk to local amenities, schools and transport links.

This beautiful home benefits from an open plan kitchen-diner with separate utility, a master bedroom with ensuite and a home office. Solar panels have also been added.

Don't miss out on the opportunity to make this delightful detached house your new home!

Entrance Hall

WC

Kitchen/Dining Room 18'0 x 9'0 (5.49m x 2.74m)

Utility 9'0 x 6'5 (2.74m x 1.96m)

Lounge 18'7 x 10'7 (5.66m x 3.23m)

Bedroom 1 13'11 x 9'0 (4.24m x 2.74m)

Ensuite

Bedroom 2 10'10 x 9'0 (3.30m x 2.74m)

Bedroom 3 10'10 x 8'3 (3.30m x 2.51m)

Bathroom

OUTSIDE

This property has parking for approximately four vehicles, the drive of which leads to the garage/store (8'7ft x 7'4ft) and home office (8'9ft x 7'0ft) both with side door access. The enclosed rear garden lawned with patio area.

Services

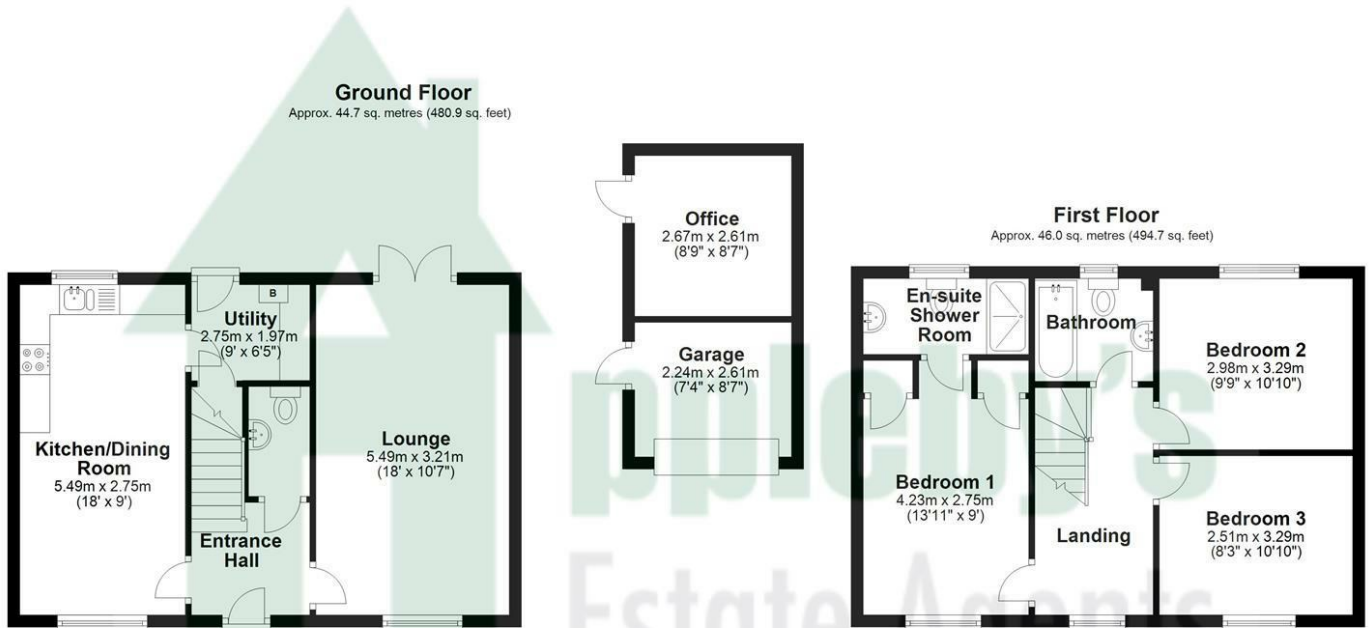
Mains drainage, gas central heating and solar panels (fully owned) with battery storing up to 5.8KW. Approximately 16.5p/KWh feed in tariff.

Forest of Dean District Council tax band D.

Tenure

Freehold

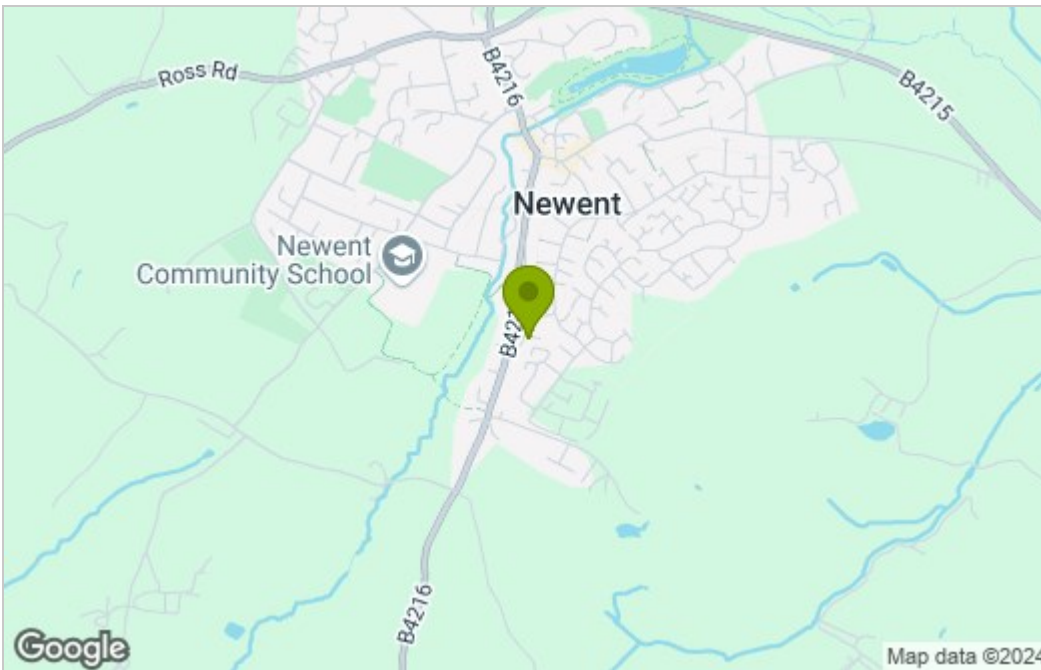
Floor Plan



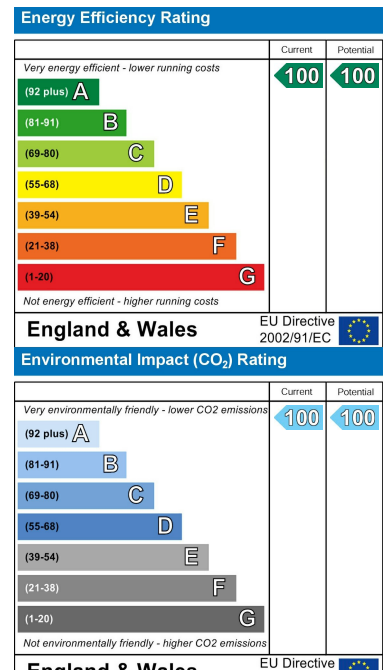
Total area: approx. 90.6 sq. metres (975.6 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.