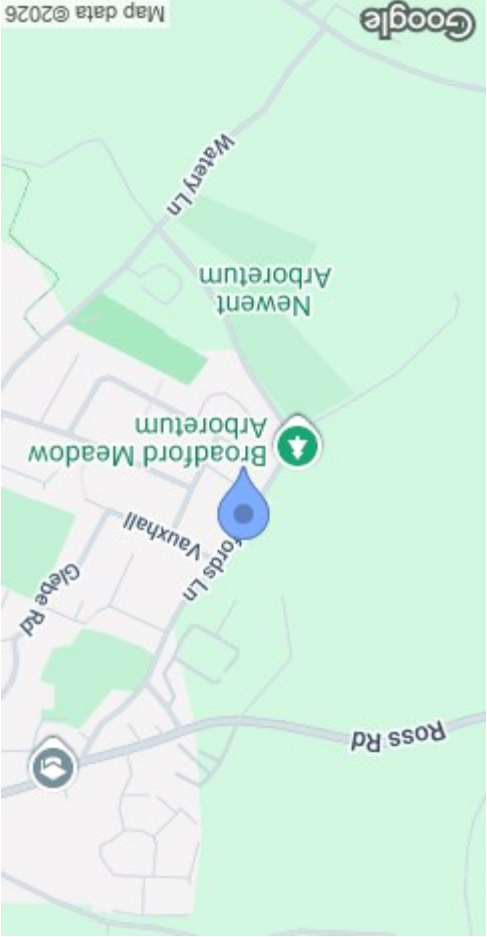
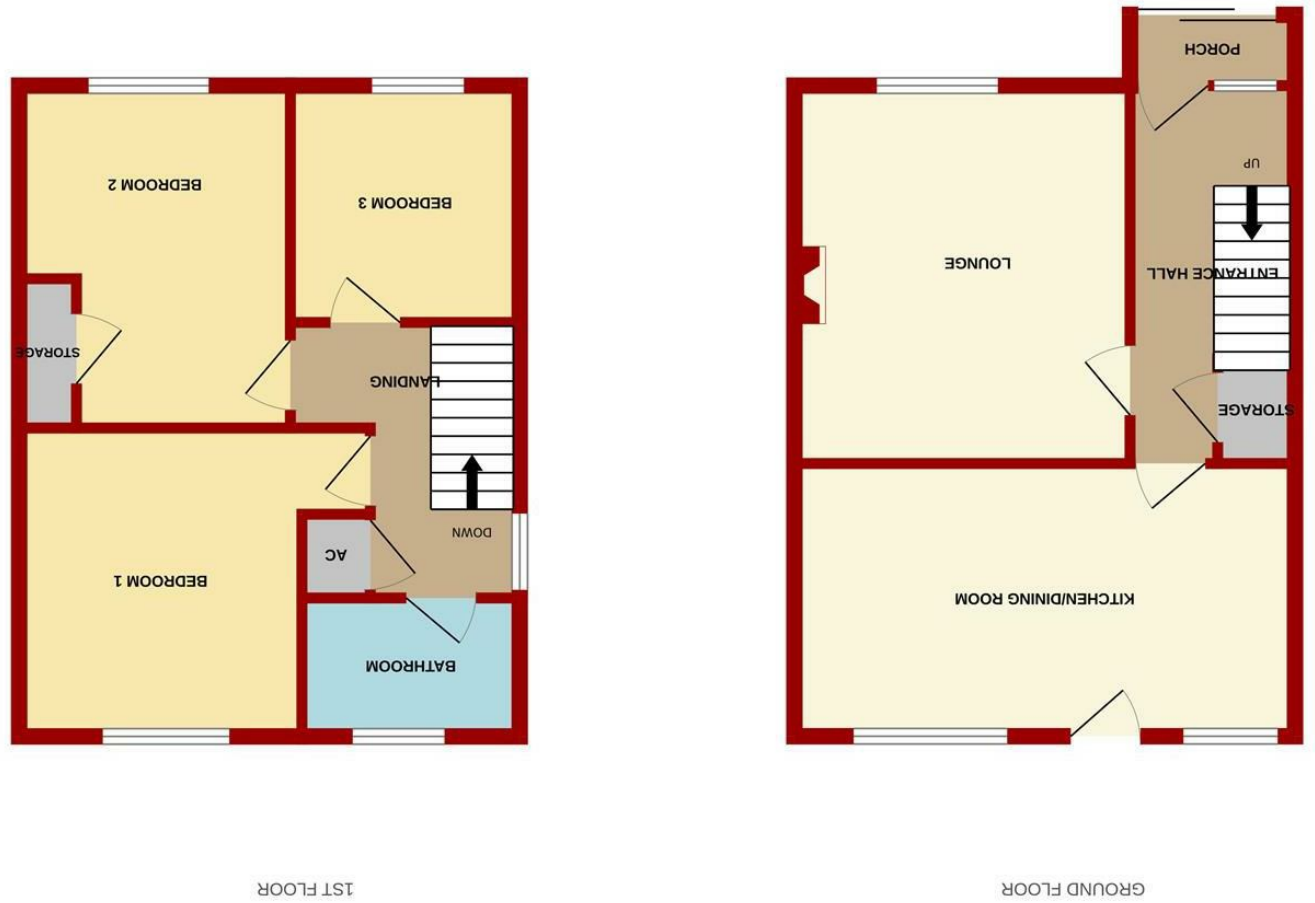


MISREPRESENTATION DISCLAIMER

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	England & Wales	EU Directive
Very Energy Efficient (A+)	Very Energy Efficient (A+)	Very Energy Efficient (A+)
Very Energy Efficient (A)	Very Energy Efficient (A)	Very Energy Efficient (A)
Good (B)	Good (B)	Good (B)
Good (C)	Good (C)	Good (C)
Good (D)	Good (D)	Good (D)
Good (E)	Good (E)	Good (E)
Good (F)	Good (F)	Good (F)
Good (G)	Good (G)	Good (G)
Very Energy Efficient (A+)	Very Energy Efficient (A+)	Very Energy Efficient (A+)
Very Energy Efficient (A)	Very Energy Efficient (A)	Very Energy Efficient (A)
Good (B)	Good (B)	Good (B)
Good (C)	Good (C)	Good (C)
Good (D)	Good (D)	Good (D)
Good (E)	Good (E)	Good (E)
Good (F)	Good (F)	Good (F)
Good (G)	Good (G)	Good (G)
Very Energy Efficient (A+)	Very Energy Efficient (A+)	Very Energy Efficient (A+)
Very Energy Efficient (A)	Very Energy Efficient (A)	Very Energy Efficient (A)
Good (B)	Good (B)	Good (B)
Good (C)	Good (C)	Good (C)
Good (D)	Good (D)	Good (D)
Good (E)	Good (E)	Good (E)
Good (F)	Good (F)	Good (F)
Good (G)	Good (G)	Good (G)

Measurements are approximate. Not to scale. Illustrative purposes only.  
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**55 Knights Way**  
**Newent GL18 1QJ**



# Guide Price £265,000

A THREE BEDROOM SEMI-DETACHED HOUSE, HAVING ONE CAREFUL OWNER, HIVE ACTIVE HEATING, CUL-DE-SAC LOCATION, 50' REAR GARDEN, LARGE SINGLE GARAGE, 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 PORCH

Accessed via UPVC double glazed sliding doors. UPVC door through to:

## ENTRANCE HALL

Single radiator, stairs to the first floor, under stairs storage cupboard, Hive heating control.

## LOUNGE

13'6 x 12'0 (4.11m x 3.66m)

Tiled fireplace with inset gas fire, double radiator, front aspect window.

## KITCHEN / DINER

17'11 x 9'11 (5.46m x 3.02m)

Stainless steel single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, fitted cooker with four ring gas hob, double electric oven below, built-in cooker hood above, plumbing for washing machine, space for fridge / freezer, double radiator, two rear aspect windows with a private outlook over the gardens, fully glazed frosted door through to the rear.

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

## LANDING

Airing cupboard with hot water tank and slatted shelving, access to insulated roof space, side aspect window.

## BEDROOM 1

11'1 x 10'1 (3.38m x 3.07m)

Radiator, rear aspect window with a private outlook over the gardens.

## BEDROOM 2

12'6 x 9'9 (3.81m x 2.97m)

Single radiator, built-in wardrobe cupboard, front aspect window.

## BEDROOM 3

8'6 x 7'11 (2.59m x 2.41m)

Single radiator, front aspect window.

## BATHROOM

White suite comprising bath with shower over, tiled surround, pedestal wash hand basin, tiled splashback, close coupled WC, double radiator, rear aspect frosted window.

## OUTSIDE

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

## LARGE ATTACHED SINGLE GARAGE

23'6 x 8'4 (7.16m x 2.54m)

Accessed via electric up and over door, power and lighting, rear aspect window, personal door to the rear, Glo-worm gas-fired central heating and domestic hot water boiler.

To the front of the property, there is a lawned area, borders surround, outside lighting. To the rear of the property, there is a private enclosed garden with a concrete patio area running the full length of the house. There is a pathway to the end with lawned areas, various shrubs and trees, fencing and walling surround. The rear gardens measures approximately 50' x 28'.

## SERVICES

Mains water, drainage, electricity and gas.

## 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 office in Newent, turn right on the High Street and immediately left onto Watery Lane. Follow Watery Lane, taking the right hand turning into The Tythings and turn left onto Tythings Crescent. Follow the road round where Knights Way can be found and the property will be found towards the top on the right 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.

