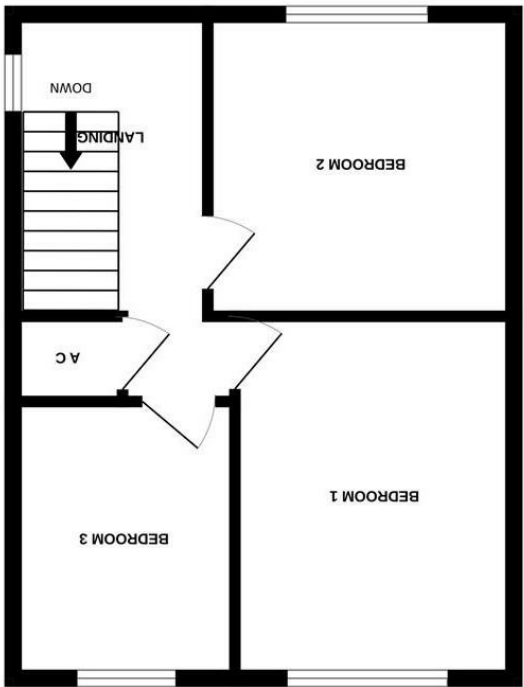


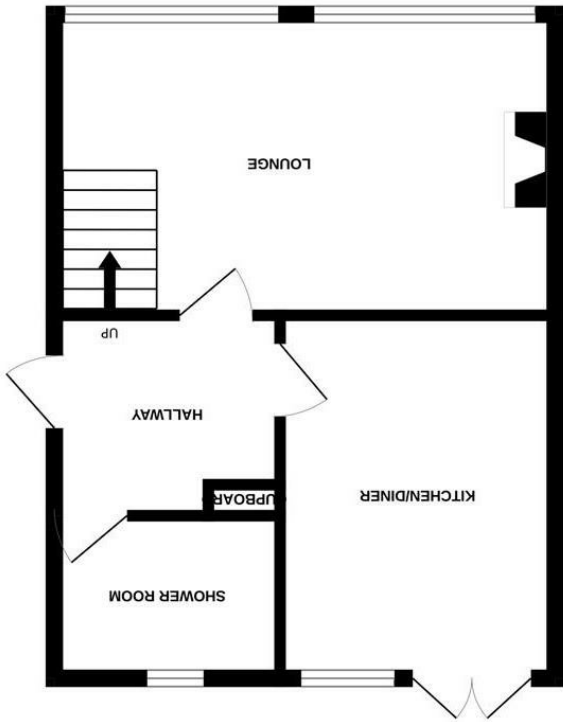
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
Very energy efficient - low running costs		A	A
Energy efficient - low running costs		B	B
Decent energy efficiency - low running costs		C	C
Average energy efficiency - average running costs		D	D
Below average energy efficiency - high running costs		E	E
Poor energy efficiency - very high running costs		F	F
Very poor energy efficiency - extremely high running costs		G	G
England & Wales		2008/9/10	2020/21/22
EU Directive		2002/91/EC	2020/21/EC
Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - low CO ₂ emissions		A	A
Energy efficient - low CO ₂ emissions		B	B
Decent energy efficiency - low CO ₂ emissions		C	C
Average energy efficiency - average CO ₂ emissions		D	D
Below average energy efficiency - high CO ₂ emissions		E	E
Poor energy efficiency - very high CO ₂ emissions		F	F
Very poor energy efficiency - extremely high CO ₂ emissions		G	G
England & Wales		2008/9/10	2020/21/22
EU Directive		2002/91/EC	2020/21/EC

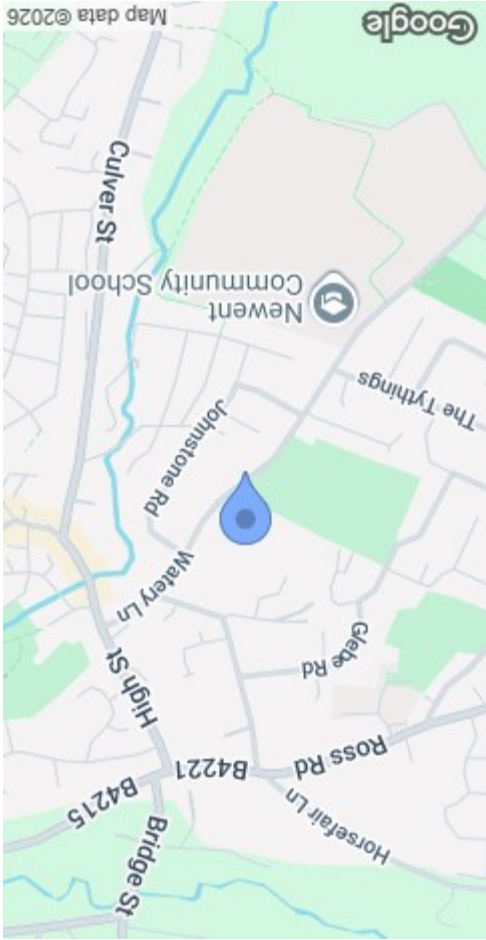
Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR



GROUND FLOOR



124 Watery Lane
Newent GL18 1PY

Guide Price £279,950

A NEWLY MODERNISED THREE BEDROOM SEMI-DETACHED HOUSE with MODERN KITCHEN and BATHROOM, in EXCELLENT DECORATIVE ORDER THROUGHOUT, 55' X 30' REAR GARDEN, GARAGE and BLOCK PAVED DRIVEWAY, CLOSE ACCESS TO THE TOWN CENTRE, situated in a POPULAR LOCATION.

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 side aspect double glazed front door into:

ENTRANCE HALL
7'07 x 6'05 (2.31m x 1.96m)
Herringbone engineered flooring, stairs leading off, door into storage cupboard.

LOUNGE
17'05 x 10'2 (5.31m x 3.10m)
Continuation of herringbone flooring, modern electric radiator, recently installed cast iron log burner with slate hearth, two front aspect windows.

KITCHEN / DINER
12'03 x 9'04 (3.73m x 2.84m)
Modern fully fitted kitchen comprising of a range of base and wall mounted units with laminated worktops and brick effect splashbacks, single drainer sink unit with mixer tap, integrated fridge / freezer, integrated washing machine, electric range oven with five ring induction hob and hot plate, USB power points, inset spotlighting, rear aspect double opening French doors to the gardens.

BATHROOM
7'07 x 5'06 (2.31m x 1.68m)
Suite comprising P-shaped bath with inset and overhead detachable shower system, vanity wash hand basin with mixer tap and cupboard below, built-in WC, fully tiled floor and walls, inset spotlighting, side and rear aspect frosted windows.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Door to over the stairs wardrobe with hot water tank, side aspect window.

BEDROOM 1
12'03 x 9'07 (3.73m x 2.92m)
Rear aspect window.

BEDROOM 2
11'06 x 10'02 (3.51m x 3.10m)
Modern electric panel heater, front aspect window overlooking the recreation ground.

BEDROOM 3
9'04 x 7'07 (2.84m x 2.31m)
Modern electric radiator, rear aspect window.

OUTSIDE
The front gardens are a generous size and comprise of lawned areas with well tended flower borders surrounding, enclosed by low-level brick walling. A newly installed block paved driveway and pathway lead to:

GARAGE
16'04 x 8'02 (4.98m x 2.49m)
Side access door, power from the house to a light, double opening doors to the front.

A gated access from the front, leads to the block paved area, an inner courtyard area, front door, seating area, personal doors into the garage and shed.

Gated access to the rear garden, which has been re-landscaped by the current vendors, to comprise block paved seating area, further patio seating area, pergola, outside water tap. The block paved pathway leads to the rear of the garden which has also been re-landscaped to provide large lawn areas for low maintenance, all enclosed by block walling, wood panel fencing with concrete posts, several shrubs, fruit trees etc.

SERVICES
Mains electricity, 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 straight over into Watery Lane where the property can be found on the left hand side as marked by our 'For Sale' board, opposite the recreation ground.

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.

