



6 Blenheim Drive
Newent GL18 1TU



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £275,000

AN EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME situated in a GENEROUS CORNER PLOT, OFF ROAD PARKING, END OF CUL-DE SAC LOCATION, 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.





Enter the property via composite double glazed front door into:

ENTRANCE PORCH

10'1 x 4'10 (3.07m x 1.47m)

Lower brick, upper UPVC double glazed construction, solid roof with inset spotlighting, side windows, double glazed back door to the gardens. Through further composite double glazed door into:

HALLWAY

6'8 x 4'2 (2.03m x 1.27m)

Single radiator, stairs leading off.

CLOAKROOM

WC, vanity wash hand basin with mixer tap, cupboard below, towel rail, tiled and panelled walling, extractor fan.

KITCHEN

12'11 x 10'9 (3.94m x 3.28m)

Modern re-fitted kitchen to comprise of a range of base and wall mounted units, laminated worktops, tiled splashbacks, integrated dishwasher, integrated Leisure Cuisine Master range oven, integrated Fridgemaster fridge / freezer, plumbing for washing machine, cupboards over, breakfast bar area, stone tiled flooring, modern panelled radiator, USB power points, front aspect window.

LOUNGE

16'11 x 11'10 (5.16m x 3.61m)

Wood laminate flooring, two single radiators, electric fireplace, TV point, wall light fittings, door to under stairs storage cupboard, rear aspect window, sliding door to the patio and gardens. Glazed French doors lead into:

DINING ROOM

16'6 x 7'5 (5.03m x 2.26m)

Double radiator, coved ceiling, front aspect window.

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

LANDING

Door to cupboard housing the Worcester gas-fired combi boiler, slatted shelving and storage cupboard, second cupboard with built-in wardrobe.

BEDROOM 1

11'3 x 9'11 (3.43m x 3.02m)

Built-in double wardrobe and over stairs wardrobe, single radiator, front aspect window.

BEDROOM 2

12' x 11'2 (3.66m x 3.40m)

Single radiator, rear aspect window.

BEDROOM 3

8'0 x 7'6 (2.44m x 2.29m)

Single radiator, access to roof space with pull down loft ladder, rear aspect window.

BATHROOM

Three piece suite comprising panelled bath, WC, vanity wash hand basin with cupboard below, single radiator, tiled splashbacks, extractor fan, front aspect frosted window.

OUTSIDE

The property is accessed via a private driveway approach with gravelled and tarmac parking areas, bin storage area to the front. A pathway gives access to the porch door with pedestrian gated side access to a large corner plot. Here you will find a large patio seating area, gravelled area, large wrap around lawns with metal shed, wrap around patio seating areas covered by pergola with polycarbonate roof. The rest of the gardens comprise of sleeper edged gravelled beds, raised planters, several semi-mature trees planted offering excellent levels of privacy, enclosed by concrete post and wooden panelled fencing.

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 Newent office, proceed out of Newent on the Gloucester Road taking the first right onto Onslow Road. Continue a short distance, taking the first right onto Coopers Way, take the next right into Blenheim Drive. Follow the road round to the right hand side where the property can be found set back in front of you.

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.

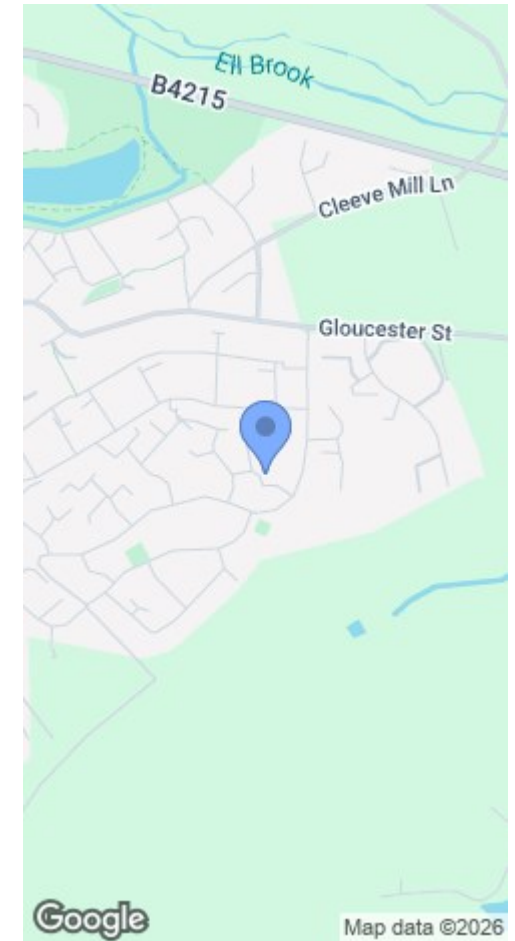


GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | 86 | (81-91) A | | | |
| (81-91) B | | | | (69-80) B | | | |
| (69-80) C | | | | (55-68) C | | | |
| (55-68) D | | | | (39-54) D | | | |
| (39-54) E | | | | (21-38) E | | | |
| (21-38) F | | | | (1-20) F | | | |
| (1-20) G | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | | EU Directive 2002/91/EC | | | |
| England & Wales | | | | England & Wales | | | |

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.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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