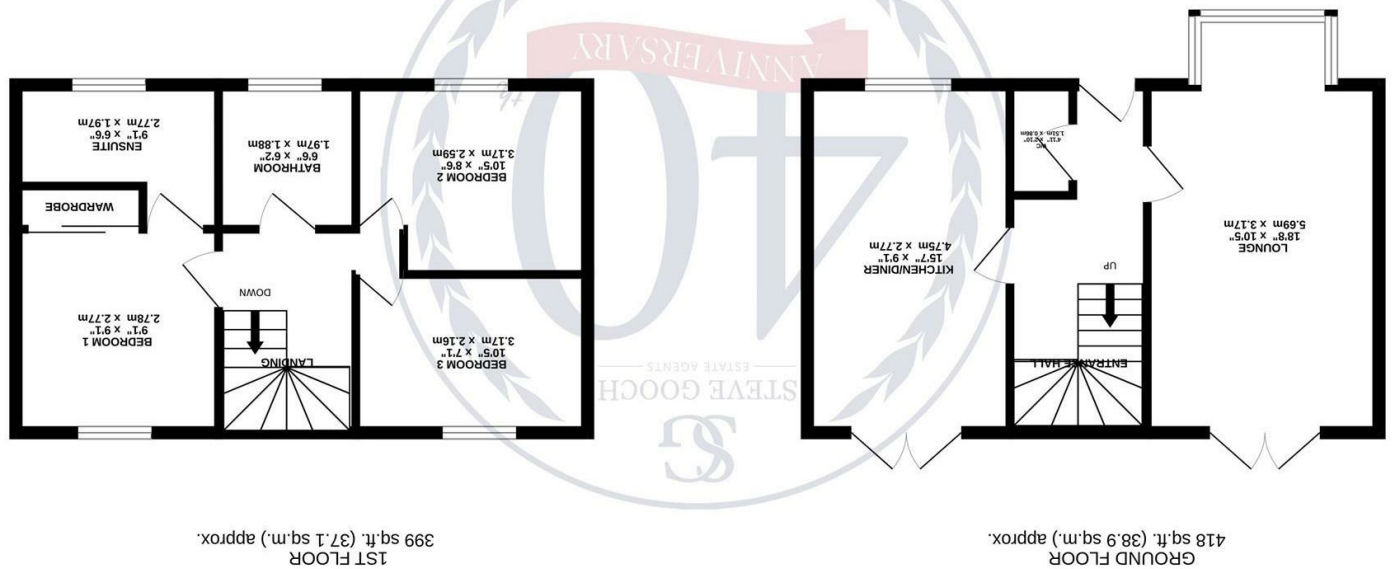
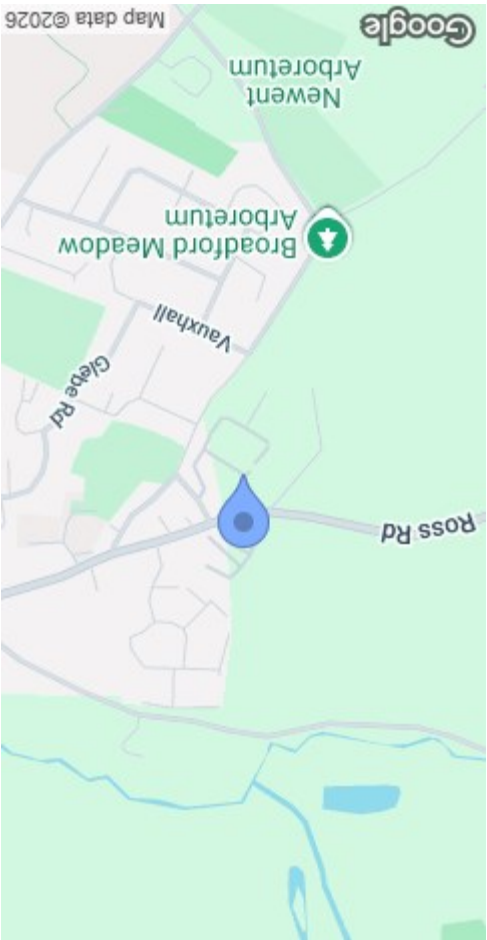


Energy Efficiency Rating	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	England & Wales
Very Energy Efficient (A)	92-100	92-100	Very Energy Efficient (A)	92-100
Good (B)	81-91	81-91	Good (B)	81-91
Decent (C)	69-80	69-80	Decent (C)	69-80
Needs Improvement (D)	55-68	55-68	Needs Improvement (D)	55-68
Poor (E)	39-54	39-54	Poor (E)	39-54
Very Poor (F)	21-38	21-38	Very Poor (F)	21-38
Unacceptable (G)	1-20	1-20	Unacceptable (G)	1-20



Guide Price £335,000

A MODERN THREE BEDROOM DETACHED PROPERTY situated in a DESIRABLE and RARELY AVAILABLE EDGE of TOWN LOCATION, with AN EN SUITE TO MASTER BEDROOM, A DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO CARS, ENCLOSED GARDEN, 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.



Entrance via a UPVC double glazed door into:

ENTRANCE HALLWAY

Turning staircase leads to the first floor, double radiator, door to under stairs storage cupboard.

DOWNSTAIRS WC

WC with wash hand basin, single radiator, extractor fan.

LOUNGE

18'8" x 10'5" into bay (5.69m x 3.18m into bay)
Radiator, rear aspect windows and double opening french doors leading to the patio area.

KITCHEN/DINER

15'5 x 9'1 (4.70m x 2.77m)
Modern kitchen comprising a range of base and wall mounted units with laminated worktops and tiled splash backs, integrated oven and grill, four ring hob with extractor fan over, stainless steel splash back, integrated fridge freezer and washing machine, inset spot lighting, front and rear aspect window, double opening french doors to the gardens.

FROM THE ENTRANCE HALL, TURNING STAIRCASE LEADS TO THE FIRST FLOOR:

LANDING

Access to roof space.

MASTER BEDROOM

11'2 max into double wardrobe recess x 9'2 (3.40m max into double wardrobe recess x 2.79m)
Double wardrobe accessed via sliding mirrored doors, single radiator, thermostat control, rear aspect window offering a pleasant outlook.

EN SUITE SHOWER ROOM

8'9 x 6'4 max (2.67m x 1.93m max)
Walk in double shower cubicle via a sliding glazed screen having overhead shower system, chrome heated towel rail, wc, wall mounted wash hand basin, extractor fan, lighting, front aspect frosted window.

BEDROOM 2

10'6 x 8'8 (3.20m x 2.64m)
Single radiator, front aspect window.

BEDROOM 3

10'5 x 7' (3.18m x 2.13m)
Radiator, rear aspect window having a pleasant outlook.

FAMILY BATHROOM

6'8 x 6'4 (2.03m x 1.93m)
Panelled bath with mixer tap and shower head attachment, wc, wash hand basin, tiled splashbacks, chrome heated towel rail, shaver point, inset spot lighting, front aspect frosted window.

OUTSIDE

To the front of the property a pathway leads to the front door with canopy entrance area, flower borders with hedging. A driveway to the side provides off road parking for two cars with EV charging point.

From the side of the property and into the rear you have a patio/seating area, outside water tap, lawns, garden shed all enclosed by wood panelled fencing.

SERVICES

Mains water, electricity, gas 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

To be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
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 out office proceed up the High Street to the traffic lights turning left onto Ross Road, continue along turning left into Bradfords Lane, then the first right into Jubilee Way where the property can be located as marked with a 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.

