

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.

England & Wales	
EU Directive 2002/91/EC	
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Guide Price £250,000

A GOOD SIZE THREE BEDROOM BLACK AND WHITE GRADE II LISTED COTTAGE, full of IMMENSE CHARACTER and CHARM, benefiting from PRIVATE ENCLOSED REAR GARDENS and ONE OFF-ROAD PARKING SPACE, which is due to be constructed within the next 6 to 12 months.

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 part glazed stable door into:

LOUNGE
17'11 x 14'8 (5.46m x 4.47m)

Fireplace with raised hearth, inset wood burning stove (not working), tiled flooring, double radiator, exposed wall and ceiling timbers, front and rear aspect windows.

DINING ROOM
14'3 x 8'8 (4.34m x 2.64m)

Exposed timbers, tiled flooring radiator, front aspect window.

KITCHEN
9'9 x 8'3 (2.97m x 2.51m)

Kitchen to comprise a range of base and wall mounted units, stainless steel single drainer sink unit with mixer tap, cupboards under, integrated double oven, dishwasher, four ring electric hob with cooker hood over, tiled flooring, exposed beam, rear aspect window with a private outlook over the gardens, half glazed door through to:

REAR HALLWAY
Radiator, exposed timbers, rear aspect window, half glazed door through to outside.

UTILITY
8'1 x 6'0 (2.46m x 1.83m)

Single bowl sink unit with mixer tap, cupboards under, plumbing for washing machine, wall mounted gas fired central heating and domestic hot water boiler, rear aspect window, sliding door to:

CLOAKROOM
Close coupled WC.

FROM THE LIVING ROOM, AN OPEN TREAD STAIRWAY LEADS TO THE FIRST FLOOR.

LANDING
Exposed timbers.

BEDROOM 1
14'5 x 9'1 (4.39m x 2.77m)
Exposed timbers, radiator, built-in cupboard, front aspect window.

BEDROOM 2
14'9 x 9'3 (4.50m x 2.82m)
Radiator, exposed timbers, front aspect window.

BEDROOM 3
13'5 x 7'0 (4.09m x 2.13m)
Radiator, built-in double wardrobe with hanging rail and shelving, exposed timbers, rear aspect window.

BATHROOM
8'10 x 8'7 (2.69m x 2.62m)
White suite comprising bath with shower attachment over, tiled surround, close coupled WC, pedestal wash hand basin, built-in cupboards, including airing cupboard with shelving, double radiator, access to roof space, rear aspect window overlooking the garden.

OUTSIDE
To the rear of the property is a private enclosed garden measuring approximately 35' x 30', featuring a patio seating area, lawned garden, flower borders, garden shed, outside tap and lighting, all enclosed by fencing and walling. Gated rear access leads through to a hardstanding area providing off-road parking for one vehicle, which is due to be constructed within the next 6 to 12 months (see agent for more details).

SERVICES
Mains electric, water and drainage. Gas fired central heating.

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.

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, follow Broad Street, then turn immediately into Culver Street, where the property can be found on your right.

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.

