

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
New energy rating - low running costs			
A (93-101)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (29-38)			
G (13-28)			
New energy rating - high running costs			
A (92-100)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (29-38)			
G (13-28)			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
New energy rating - low CO <sub>2</sub> emissions			
A (92-100)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (29-38)			
G (13-28)			
New energy rating - high CO <sub>2</sub> emissions			
A (92-100)			
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EU Directive 2002/91/EC			



GROUND FLOOR



21 Court Road  
Newent GL18 1SN



£295,000

A TWO BEDROOM DETACHED BUNGALOW IN NEED OF UPDATING AND MODERNISATION with CONSERVATORY, GARAGE, EASY WALKING DISTANCE TO NEWENT AND NEWENT LAKE, 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 side aspect UPVC double glazed front door into:



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#### ENTRANCE HALL

Single radiator, door to airing cupboard with hot water tank, thermostat control, alarm system, access to roof space.

#### LOUNGE

16'4 x 11'1 (4.98m x 3.38m)

Wall mounted gas fire, double radiator, TV point, telephone point, rear aspect double glazed sliding doors into:

#### CONSERVATORY

9'4 x 3'6 (2.84m x 1.07m)

Polycarbonate roof, side and rear aspect windows, side aspect door to the gardens.

THE LOUNGE OPENS THROUGH TO:

#### DINING ROOM

9'0 x 8'3 (2.74m x 2.51m)

Also accessed via a door from the lounge, double radiator, serving hatch through to the kitchen, rear aspect window.

#### KITCHEN

8'0 x 7'0 (2.44m x 2.13m)

A range of modern base and wall mounted units with laminated worktops and tiled splashbacks, single drainer stainless steel sink unit, Ideal Mexico gas-fired boiler, SMEG oven with four ring gas hob and extractor fan over, plumbing for washing machine, space for fridge / freezer, side aspect window.

#### BEDROOM 1

11'3 x 10'4 (3.43m x 3.15m)

Single radiator, front aspect window.

#### BEDROOM 2

8'7 x 8'5 (2.62m x 2.57m)

Single radiator, front aspect window.

#### BATHROOM

6'0 x 5'4 (1.83m x 1.63m)

Panelled bath with electric shower over, WC, wash hand basin, single radiator, side aspect frosted window.

#### OUTSIDE

To the front of the property, the front garden is laid to lawn with planted borders, resin bound pathway leading around both sides of the property with gated access to the rear gardens. The rear gardens comprise of a resin bound seating area, wooden garden shed, outside water tap and lighting, steps leading to the main part of the garden which is laid to lawn with mature borders surrounding and planted with flowers, shrubs and bushes, all enclosed by fencing and walling. A gated access to the rear, leads to parking and garages.

#### SERVICES

Mains electricity, gas, 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 along the High Street, continuing into Church Street and Gloucester Street. Take the left hand turning into Cleeve Rise and follow the road. Bear left into Court Road, where the property will be found on your left hand side.

#### 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.

