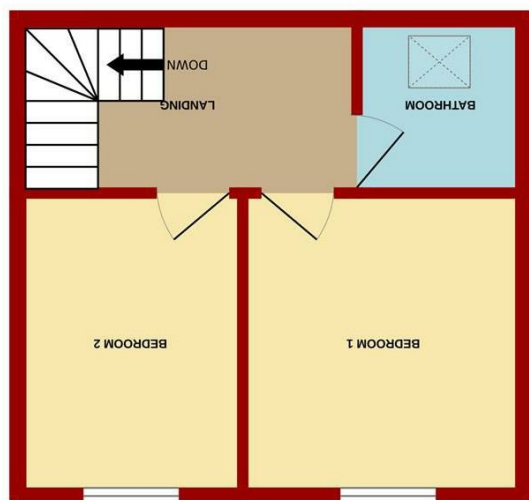




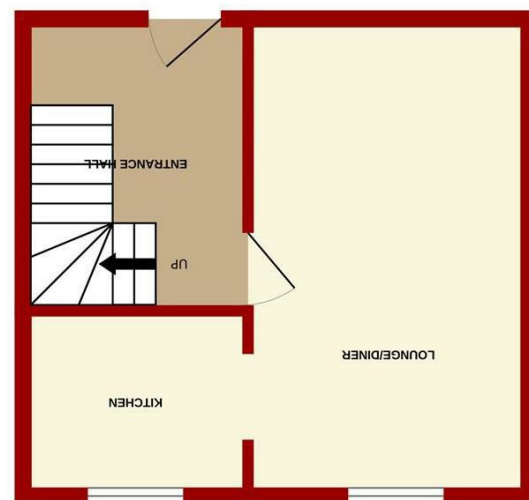
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating
 A (93-100), B (81-92), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)	 A (10-35), B (36-45), C (46-55), D (56-65), E (66-75), F (76-85), G (86-95)

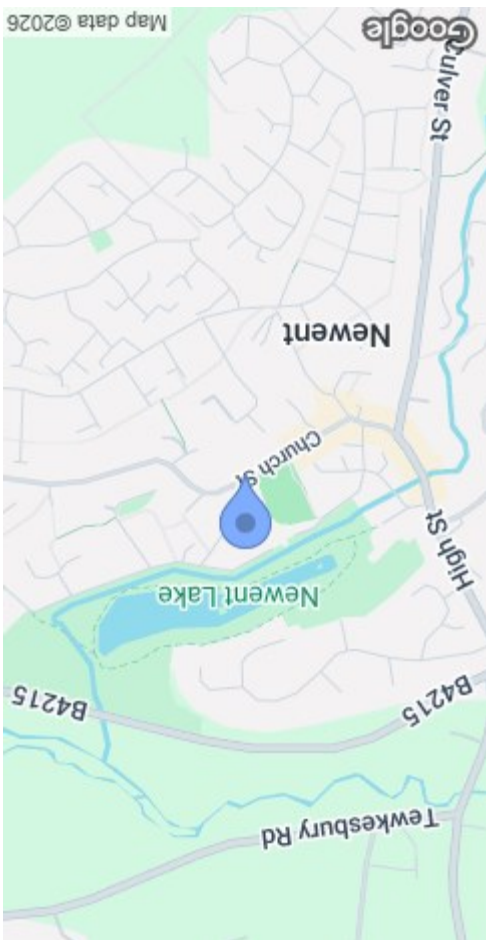
Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023



1ST FLOOR



GROUND FLOOR



Flat 2 43 Church Street
 Newent GL18 1AA

Guide Price £135,000

A TWO DOUBLE BEDROOM FIRST FLOOR DUPLEX FLAT located in a GRADE II LISTED TOWN HOUSE in the MARKET TOWN OF NEWENT, IDEAL FOR FIRST TIME BUYERS OR INVESTORS, MODERN BATHROOM, ENCLOSED COMMUNAL GARDENS, all being offered with NO ONWARD CHAIN.

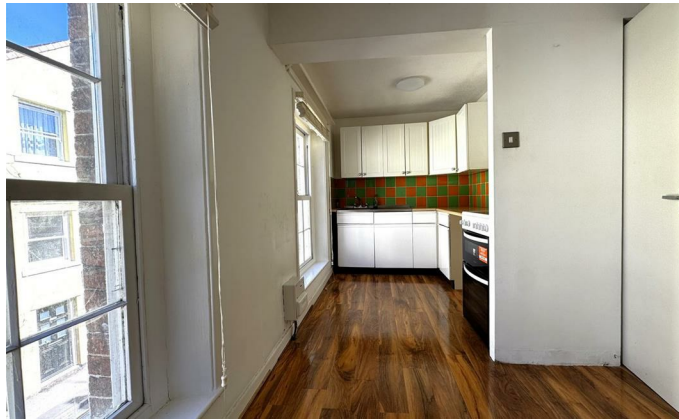
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, 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 glazed wooden front door into:

COMMUNAL ENTRANCE HALLWAY

Stairs leading to the first floor landing. Front door into:

ENTRANCE HALL

Telephone point, intercom telephone, single radiator, stairs leading off. Door to:

LOUNGE

16'5" x 9'8" (5.00m x 2.95m)

Wood laminate flooring, TV point, thermostat control, double radiator, front aspect sash window with opening through to:

KITCHEN

7'9" x 6'5" (2.36m x 1.96m)

Base and wall units, laminated worktops and tiled splashbacks, single drainer stainless steel sink unit, plumbing for washing machine, space for electric cooker, front aspect sash window.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE SECOND FLOOR.

LANDING

Worcester gas-fired combi boiler, louvre doors to storage cupboard, Velux roof light.

BEDROOM 1

10'4" x 9'3" (3.15m x 2.82m)

Double radiator, double glazed sash window.

BEDROOM 2

10'2" x 8'0" max with overstairs storage cupboard (3.12m x 2.46m max with overstairs storage cupboard)

Double radiator, double glazed sash window.

BATHROOM

6'1" x 5'7" (1.85m x 1.70m)

Refitted white suite to comprise of WC, vanity wash hand basin with mixer tap and cupboards below, panelled bath with mixer tap, inset shower, single radiator, tiled floor, tiled walls, rear aspect Velux roof light.

OUTSIDE

Communal garden to the rear.

SERVICES

Mains water, gas, drainage and electric.

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: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold. 984 years remaining, 999 from 1st January 2010.

Ground rent is payable at £45 per calendar month.

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 office on Newent, proceed through the town, passing into Church Street and passing the church on the left hand side, where the property can be located after a short distance on the right 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.