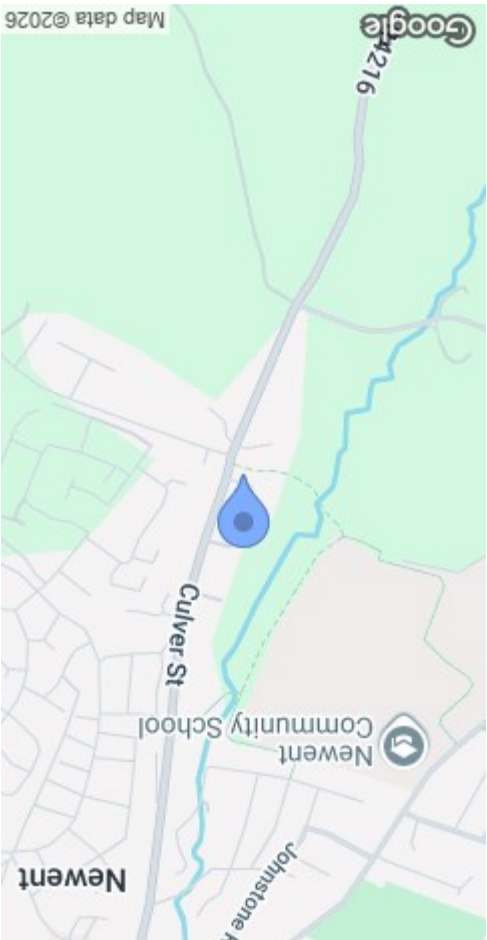


AIMER

Rating	Percentage	Category
A	18.1%	Very environmentally friendly - lower CO2 emissions
B	18.1%	Very environmentally friendly - lower CO2 emissions
C	19.4%	Very environmentally friendly - lower CO2 emissions
D	19.4%	Very environmentally friendly - lower CO2 emissions
E	24.6%	Not environmentally friendly - higher CO2 emissions
F	24.6%	Not environmentally friendly - higher CO2 emissions
G	17.0%	Not environmentally friendly - higher CO2 emissions

Measurements are approximate. Not to scale. Illustrative purposes only
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Guide Price £299,950

A SPACIOUS FOUR BEDROOM SEMI-DETACHED HOUSE OFFERING MUCH POTENTIAL FOR MODERNISATION with TWO RECEPTIONS, GARAGE and OFF ROAD PARKING, EASY WALKING DISTANCE TO THE TOWN CENTRE, 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 sliding double glazed patio doors into:

ENTRANCE PORCH

Through further glazed wooden door into:

ENTRANCE HALL

Radiator, stairs leading off, door to understairs storage cupboard housing the Ideal Mexico gas-fired boiler, front aspect window.

CLOAKROOM

6'4 x 2'8 (1.93m x 0.81m)
WC, radiator, side aspect window.

LOUNGE

17'7 x 12'0 (5.36m x 3.66m)
Double radiator, gas-fire, large front aspect picture window. Opening through to:

DINING ROOM

12'0 x 10'4 (3.66m x 3.15m)

Double radiator, serving hatch through to the kitchen, rear aspect picture window overlooking the gardens.

KITCHEN / BREAKFAST ROOM

14'9 x 11'9 max (4.50m x 3.58m max)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, double bowl stainless steel unit, plumbing for washing machine, space for further appliance, rear aspect window, side aspect window, half glazed UPVC door to the gardens. Door to pantry and further cupboard.

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

LANDING

Door to airing cupboard with hot water tank, slatted shelving and storage space, access to roof space, side aspect window.

BEDROOM 1

12'6 x 12'0 (3.81m x 3.66m)

Door to additional built-in wardrobe with hanging rail and shelving, front aspect window offering a pleasant outlook.

BEDROOM 2

14'9 x 10'4 (4.50m x 3.15m)

Additional wardrobe with hanging rail and shelving, single radiator, rear aspect window offering a lovely outlook.

BEDROOM 3

11'9 x 8'8 (3.58m x 2.64m)

Single radiator, rear aspect window overlooking the gardens with pleasant views.

BEDROOM 4

10'4 x 6'5 (3.15m x 1.96m)

Single radiator, front aspect window.

BATHROOM

7'6 x 7'0 (2.29m x 2.13m)

Blue suite comprising enamel bath with mixer tap and shower detachment, WC, wash hand basin, shaver point, single radiator, side aspect frosted window.

OUTSIDE

The property has a generous front garden measuring approximately 35' in length and is laid to lawn with mature planted beds. A pedestrian gate and pathway leads to the front door. The pathway continues around to the side of the property to the rear. The neighbouring property have turned their front garden into a driveway. The rear garden has lawned areas, a small patio seating area, mature planted beds, outside water tap, all enclosed by modern fencing and walling with pedestrian gated access to the garage and parking area to the rear.

SINGLE GARAGE

Accessed via up and over door.

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 Newent, proceed along Broad Street turning right into Culver Street. Proceed along here and the property can be found on the right hand side as marked by our '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.

