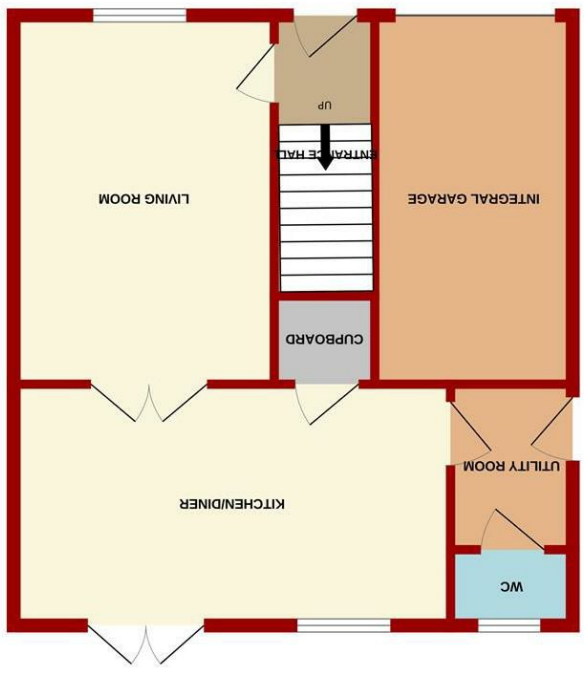
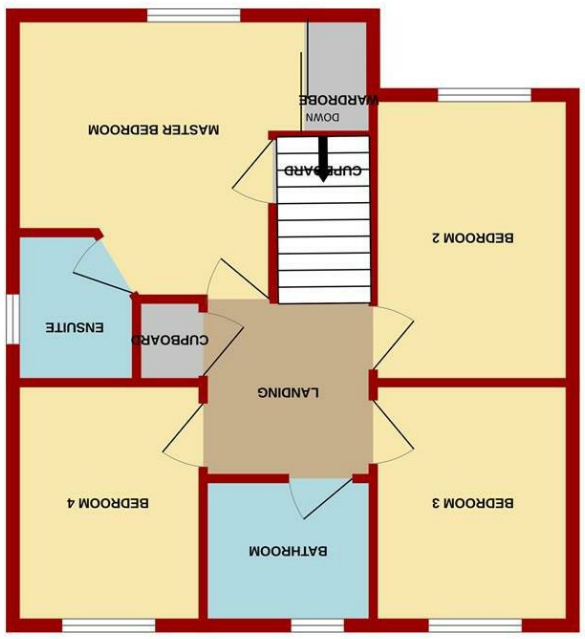
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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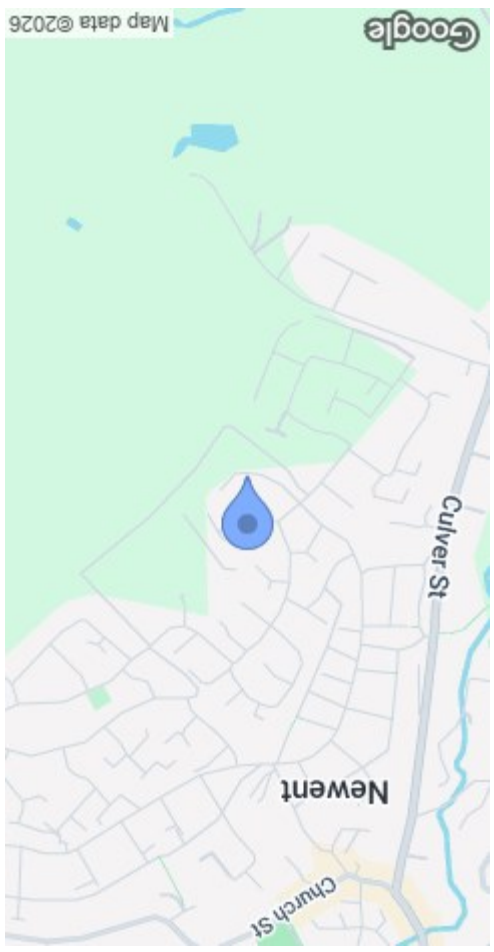
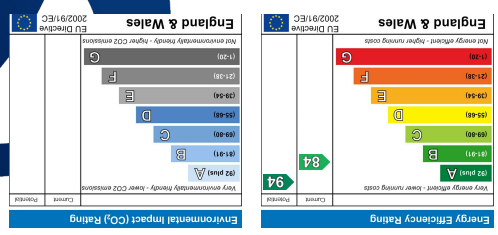




7 Town Farm Road
, Newent GL18 1TT

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £349,000

WELL PRESENTED FOUR BEDROOM DETACHED HOUSE, MASTER EN-SUITE, KITCHEN / BREAKFAST ROOM, situated in a ENVIABLE POSITION on a NO THROUGH ROAD, OPEN OUTLOOK to the front, OFF ROAD PARKING for TWO CARS, GARAGE, GOOD SIZED ENCLOSED REAR GARDEN.

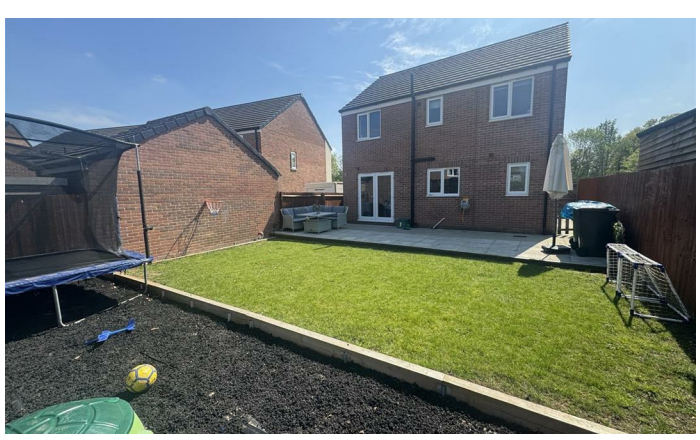
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope,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

ENTRANCE HALL
Single radiator, thermostat controls, stairs leading to first floor, door leading to:

LIVING ROOM
15'9 x 11'0 (4.80m x 3.35m)
Single radiator, front aspect window with lovely outlook on to open fields and mature trees. Door gives access to:

KITCHEN / DINER
18'4 x 10'2 (5.59m x 3.10m)
Double radiator, one and a half bowl single drainer sink unit with mixer tap and cupboards below, range of base and wall mounted units, central breakfast island with drawers and cupboards, integrated four ring gas hob, cooker hood, dishwasher, fridge / freezer, double oven with cupboard above and below, under stairs storage, fully glazed French doors to the rear, rear aspect window with outlook over the gardens.

UTILITY
7'0 x 5'2 (2.13m x 1.57m)
Single radiator, plumbing for washing machine, space for tumble dryer, wall mounted cupboards, gas-fired central heating and domestic hot water boiler, side aspect frosted window.

CLOAKROOM
Single radiator, WC, corner wash hand basin with tiled splashback, rear aspect frosted window.

FROM THE ENTRANCE HALL, STAIRWAY LEADS TO THE FIRST FLOOR:

LANDING
A good sized landing, built-in cupboard with slatted shelving, access to roof space.

MASTER BEDROOM
13'0 x 12'0 (3.96m x 3.66m)
Single radiator, fitted double wardrobe with hanging rail and shelving, mirrored full height sliding doors, built-in cupboard over the stairs, front aspect window with private outlook onto open fields and trees.

EN-SUITE
Single radiator, fitted shower cubicle with tiled surround, WC, wash hand basin with tiled splashback, side aspect frosted window.

BEDROOM 2
12'0 x 9'3 (3.66m x 2.82m)
Single radiator, front aspect window with private outlook.

BEDROOM 3
9'6 x 9'3 (2.90m x 2.82m)
Single radiator, rear aspect window over looking the gardens.

BEDROOM 4
9'7 x 7'2 (2.92m x 2.18m)
Single radiator, rear aspect window overlooking the gardens.

BATHROOM
Single radiator, white suite comprising of modern panelled bath with tiled surround, wash hand basin with tiled splashback, WC, rear aspect frosted window.

OUTSIDE
Tarmac driveway suitable for parking two vehicles leads to:

INTEGRAL GARAGE
16'0 x 9'3 (4.88m x 2.82m)
Accessed via up and over door, power and lighting.

To the front of the property, there is a lawned area, outside light, lovely aspect on to open land and trees, side access leads to:

The rear of the property, where there is an enclosed rear garden with a large patio area, outside hot and cold tap, lighting, lawned area, childrens play area with rubberised surface, wall and fenced surround, the garden measures 39'0 x 31'0.

SERVICES
Mains water, electricity, drainage and gas.

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
Sever Trent - TBC.

LOCAL AUTHORITY
Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

GROUND RENT AND MAINTENANCE CHARGE
£150 per annum to cover maintenance of the communal areas.

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 into Broad Street and into Gloucester Street, taking the first right into Onslow Road. Proceed along, taking the second left into Meek Road. Follow Meek Road to the end, turning first left into Manor Road, then first right into Town Farm Road where the property will be found 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).