STEVE GOOCH
ESTATE AGENTS | EST 1985

Crest View Bradfords Lane

Newent GL18 1QS

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Residential Sales | Residential Lettings | Auctions | Surveys

Guide Price £399,950

EPC rating D

An EXTENDED THREE DOUBLE BEDROOM DETACHED BUNGALOW with DOUBLE GARAGE, MATURE 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.

Entrance via half glazed door through to:

ENTRANCE PORCH
Half glazed door through to:

ENTRANCE HALL
Single radiator, access to roof space.

LIVING ROOM 14'2" x 11'1" (4.32m x 3.40m)
Radiator, side aspect window, front aspect bay window. Opening out to:

KITCHEN / DINING ROOM 18'0 x 11'2 (5.49m x 3.40m)
Single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated double oven, four ring hob, cooker hood above, plumbing for dishwasher, tiled flooring, single radiator, rear and side aspect windows. Door to:

UTILITY 9'10 x 8'10 (3.00m x 2.69m)
Sink with mixer tap, plumbing for washing machine, space for tumble dryer, built-in cupboard, wall mounted gas-fired central heating and domestic hot water boiler, double radiator, front aspect window. Half glazed door to the outside.

SHOWER ROOM
Fitted double shower cubicle and tray, shower, tiled surround, vanity wash hand basin, close coupled WC, double radiator, rear aspect frosted window.

MASTER BEDROOM 20'4" into front aspect bay window x 11'1" (6.22m into front aspect bay window x 3.40m)
Fitted full height wardrobes with sliding doors, hanging rail and shelving, two single radiators, front and side aspect windows.

BEDROOM 2 11'2 x 10'1 (3.40m x 3.07m)
Radiator, rear aspect window.

BEDROOM 3 12'1 x 10'11 (3.68m x 3.33m)
Double radiator, access to roof space, front aspect window.

BATHROOM
Corner bath, shower attachment over, tiled surround, vanity wash hand basin, cupboard below, tiled splashback, close coupled WC, radiator, rear aspect frosted window.

OUTSIDE
Access leads through to a gravelled driveway, parking and turning area, suitable for the parking of several vehicles to:

DETACHED DOUBLE GARAGE
Accessed via up and over door.

The property has mature gardens with lawned areas, various flower beds and borders, mature shrubs, bushes, trees etc., outside lighting, outside tap, hedging and fencing surround.

SERVICES
Mains water, drainage, electricity 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
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: E
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
Proceed out of Newent on the B4215 towards Kilcot. As you come out of town, there is a turning on the left hand side for Bradfords Lane. Take this turning, continuing along for approximately 200 yards. Turn left and the entrance to Crest View is immediately on your left 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.

GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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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.