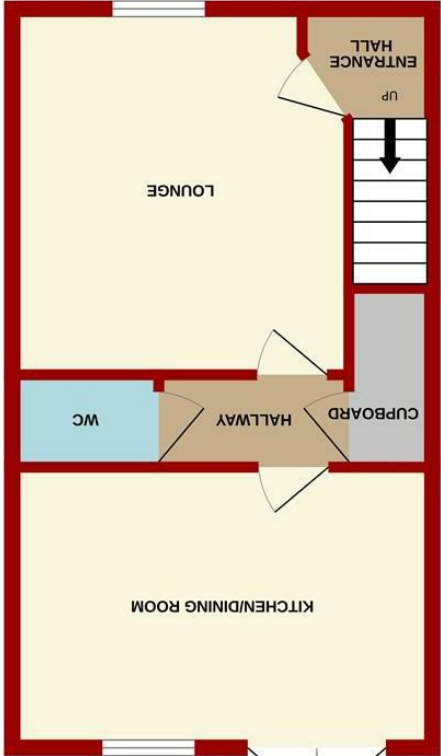
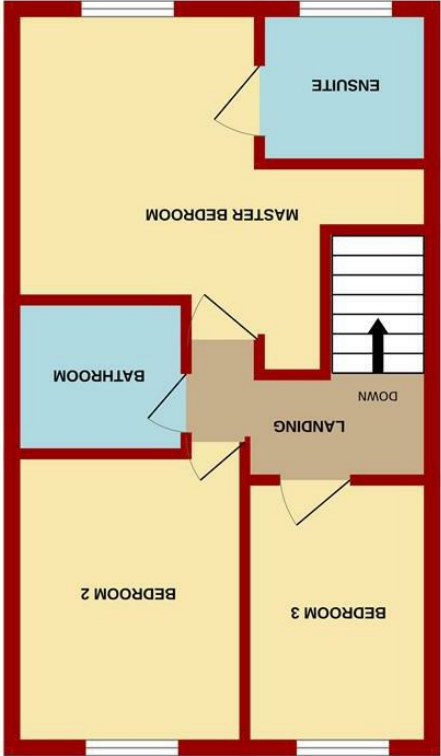
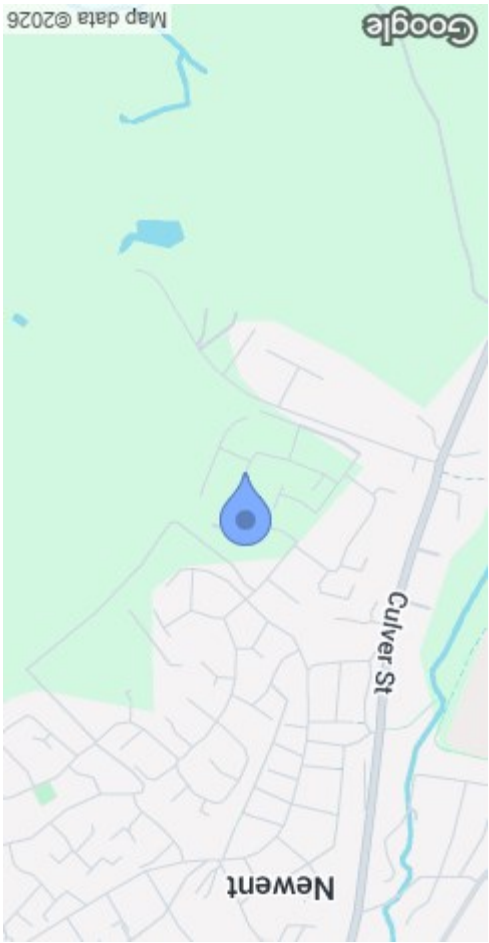


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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                                   | Future |
| Very energy efficient - low running costs |        |
| A (92-100)                                |        |
| B (81-91)                                 |        |
| C (69-80)                                 |        |
| D (55-68)                                 |        |
| E (39-54)                                 |        |
| F (29-38)                                 |        |
| G (1-28)                                  |        |
| Not energy efficient - high running costs |        |
| EU Directive 2002/91/EC                   |        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |        |
|-----------------------------------------------------------------|--------|
| Current                                                         | Future |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |        |
| A (92-100)                                                      |        |
| B (81-91)                                                       |        |
| C (69-80)                                                       |        |
| D (55-68)                                                       |        |
| E (39-54)                                                       |        |
| F (29-38)                                                       |        |
| G (1-28)                                                        |        |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |        |
| EU Directive 2002/91/EC                                         |        |



88 Manor Road  
Newent GL18 1UJ



STEVE GOOCH  
ESTATE AGENTS | EST 1985

£245,000

A VERY WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME having MASTER EN-SUITE, MODERN KITCHEN and BATHROOM, NHBC GUARANTEE, EASY WALKING DISTANCE TO LOCAL AMENITIES, WEST FACING REAR GARDEN, OFF ROAD PARKING TO THE FRONT FOR TWO VEHICLES.

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 double glazed composite front door into:

**ENTRANCE AREA**

Single radiator, stairs leading off.

**LOUNGE**

12'9 x 11'9 (3.89m x 3.58m)

Thermostat control, TV point, single radiator, front aspect window.

Door to:

**INNER HALLWAY**

Door to understairs storage cupboard, Open Reach point, consumer unit. Door to:

**CLOAKROOM**

WC, sink with mixer tap, single radiator, extractor fan.

**KITCHEN / DINER**

15'0 x 10'0 (4.57m x 3.05m)

Range of base and wall mounted units with laminated worktops and splashbacks, plumbing for washing machine, single drainer stainless steel sink unit with mixer tap, integrated dishwasher, single electric oven with four ring Zanussi gas hob, glass splashback and extractor fan over, integrated fridge / freezer, double radiator, rear aspect window. Double opening French doors to patio and gardens.

FROM THE ENTRANCE AREA, STAIRS LEAD TO THE FIRST FLOOR.

**LANDING**

Single radiator, access to roof space.

**MASTER BEDROOM**

15'1 max x 14'2 max (4.60m max x 4.32m max)

Thermostat control, over the stairs shelving and storage area, single radiator, front aspect window.

**EN-SUITE**

6'2 x 5'6 (1.88m x 1.68m)

Double shower cubicle accessed via sliding glazed screen with inset overhead shower system, tiled splashbacks, single radiator, wash hand basin with mixer tap, extractor fan, front aspect frosted window.

**BEDROOM 2**

10'6 x 7'9 (3.20m x 2.36m)

Single radiator, rear aspect window.

**BATHROOM**

6'3 x 5'6 (1.91m x 1.68m)

Panel bath with mixer tap and separate overhead detachable shower system built in, laminate splashbacks, double radiator, wash hand basin with mixer tap, WC, extractor fan.

**BEDROOM 3**

9'6 x 6'9 (2.90m x 2.06m)

Single radiator, rear aspect window.

**OUTSIDE**

To the front of the property, there are side by side parking spaces for two vehicles, patio pathway leads to the front door with canopy. A gated side access leads to the west facing rear garden which have been landscaped to comprise of a slabbed patio seating area, garden shed, sleeper beds, rear lawn area all enclosed by close board fencing.

**SERVICES**

Mains water, drainage, gas and electricity.

THE ESTATE SERVICES CHARGES ARE £175.05 PER ANNUM, PAID IN 2 X 6 MONTHLY INSTALLMENTS.

**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: B

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 into Gloucester Street taking the first right onto Onslow Road and then left onto Meek Road. Proceed along this road to the very end and turn right onto Manor Road, where the property can found on the left 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.

