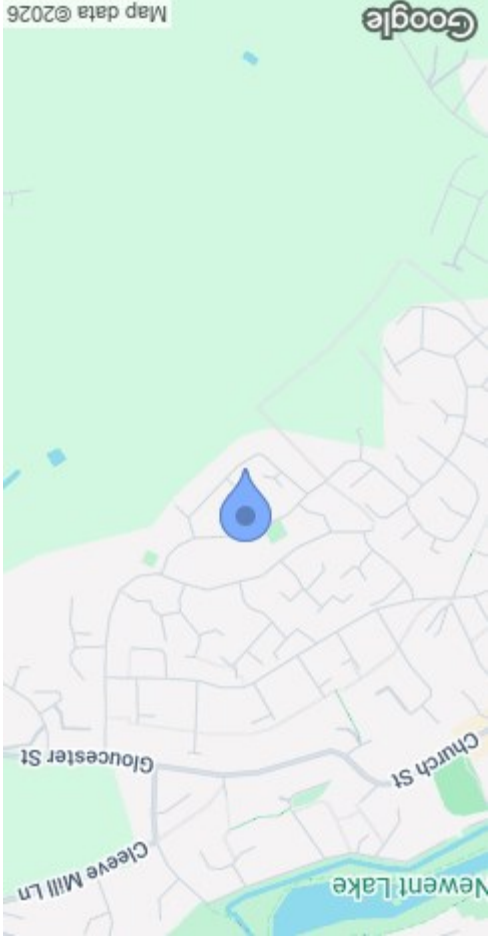


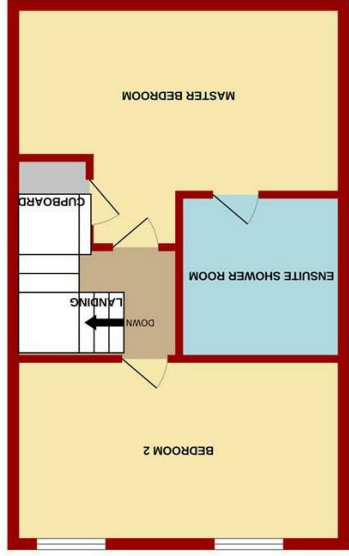


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

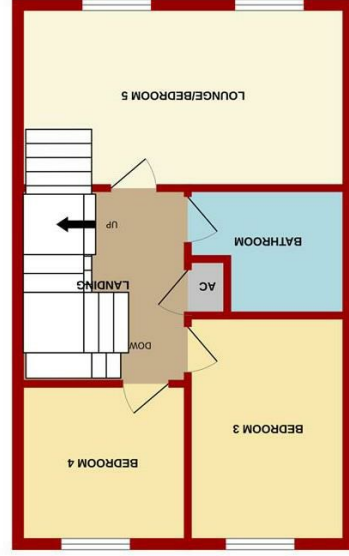
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A (92-100)   B (81-91)   C (69-80)   D (55-68)   E (39-54)   F (21-38)   G (1-20)	 A (10-35)   B (36-47)   C (48-55)   D (56-63)   E (64-71)   F (72-83)   G (84-100)



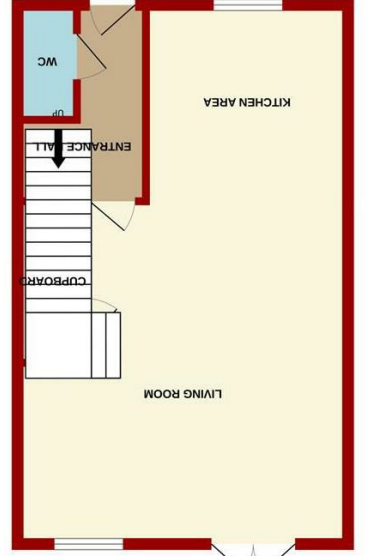
Measurements are approximate. Not to scale. Illustrative purposes only.  
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2ND FLOOR



1ST FLOOR



GROUND FLOOR



40 May Hill View  
 Newent GL18 1UB



STEVE GOOCH  
 ESTATE AGENTS | EST 1985

# £270,000

An EXCEPTIONALLY SPACIOUS THREE STOREY FOUR / FIVE BEDROOM END TERRACED PROPERTY offering VERSATILE and FLEXIBLE ACCOMMODATION, OPEN PLAN LIVING / KITCHEN / FAMILY ROOM, plus SEPARATE LOUNGE, GARAGE and OFF ROAD PARKING, 30' REAR GARDEN, 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 HALL

Via composite door, single radiator, stairs to the first floor. Door to:

## CLOAKROOM

5'9" x 2'11" (1.75 x 0.89)

White suite comprises of a close coupled w.c., pedestal wash hand basin, tiled splashback, single radiator, extractor fan.

## OPEN PLAN LIVING ROOM / KITCHEN

## LIVING ROOM

17'7" x 14'11" (5.36m x 4.55m)

Two single radiators, under stairs storage cupboard, rear aspect window overlooking the garden, French doors through to the rear.

Opening through to:

## KITCHEN AREA

10'0" x 8'2" (3.05m x 2.49m)

The kitchen comprises stainless steel single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, fitted electric oven with four ring gas hob over, cooker hood above, fitted American fridge / freezer, fitted washing machine, fitted dishwasher, single radiator, gas-fired central heating and domestic hot water boiler, front aspect window.

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

## LANDING

Airing cupboard housing the hot water tank and shelving, stairs to the second floor. Door to:

## LOUNGE / BEDROOM 5

14'0" x 8'8" (4.27 x 2.64)

Electric feature fireplace, single radiator, tv point, two front aspect windows.

## BEDROOM 3

11'5" x 8'0" (3.48 x 2.44)

Single radiator, rear aspect window.

## BEDROOM 4

8'1" x 6'8" (2.46 x 2.03)

Single radiator, rear aspect window.

## BATHROOM

8'0" x 6'4" (2.44 x 1.93)

White suite comprising of bath with tiled splashback, close coupled w.c., pedestal wash hand basin, mixer tap over, tiled splashback, double radiator, extractor fan, shaver point.

## FROM THE LANDING, STAIRS LEAD TO THE SECOND FLOOR

## LANDING

Single radiator. Door to:

## BEDROOM 1

15'0" x 14'9" (4.57 x 4.50)

Built in cupboard over the stairs, double radiator, recessed area, two front aspect windows. Door to:

## EN SUITE SHOWER ROOM

7'6" x 6'9" (2.29 x 2.06)

Double shower cubicle and tray, shower attachment over, tiled splashback, close coupled w.c., pedestal wash hand basin, tiled splashback, single radiator, extractor fan, wall mounted shaver point.

## BEDROOM 2

14'11" x 8'2" (4.55 x 2.49)

Access to roof space, single radiator, two rear aspect windows.

## OUTSIDE

To the front of the property pathway leads to the front door with lawned area to the left hand side. A driveway, suitable for the parking of two / three vehicles, leads to:

## SINGLE GARAGE

17'3" x 8'11" (5.26 x 2.72)

Accessed via aluminium up and over door, power and lighting.

The rear gardens measure approximately 30' in length. The garden is mainly laid to lawn, having pathway leading around the property.

## AGENT'S NOTE

There is a charge of £200 per annum for the maintenance of communal areas.

The property is being sold via "Move With Us" who have advised there will be a £49 plus VAT charge payable by the purchaser, to cover their money laundering ID process when an offer is accepted

## SERVICES

Mains water, electricity, gas and mains 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.

## VIEWING

Strictly through the Owners Sole Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am 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 Church Street and then Gloucester Street, turning right into Onslow Road. Continue along here, taking the second left into Meek Road, next left into Oak Tree Way and the first right into May Hill View, follow the road along and the property can be found in a small cul-de-sac 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.

