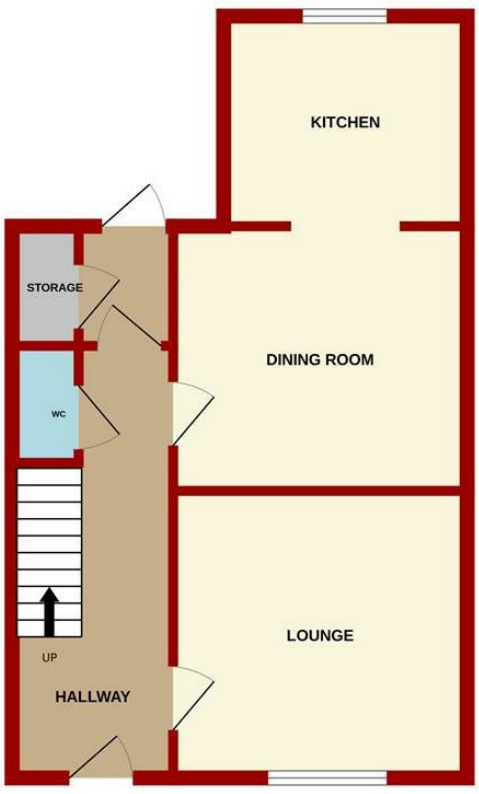
STEVE GOOCH
ESTATE AGENTS | EST 1985

27 Knights Way
Newent GL18 1QJ

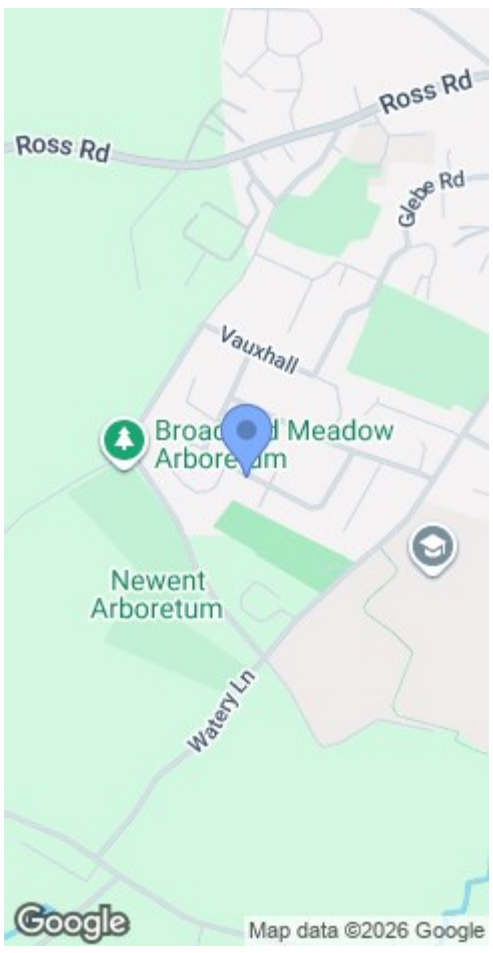


GROUND FLOOR

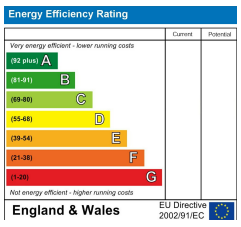


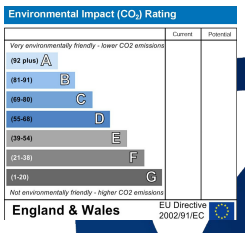
1ST FLOOR





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.

Guide Price £209,950

An EXTENDED TWO DOUBLE BEDROOM END TERRACE PROPERTY with MODERN KITCHEN and BATHROOM, EXCELLENT DECORATIVE ORDER THROUGHOUT, LOW MAINTENANCE REAR GARDENS, GARAGE, SEPARATE UTILITY ROOM and 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 a UPVC double glazed front door with frosted side panel into:

ENTRANCE HALLWAY
Stairs to the first floor, open under stairs storage area, single radiator, door to rear hall. Door to:

CLOAKROOM
4'8 x 2'3 (1.42m x 0.69m)
Low level WC and wall panelling.

REAR HALL
uPVC door leading to gardens, door to boiler cupboard housing Ideal Logic gas fired combination central heating and domestic hot water boiler, shoe and coat storage.

LOUNGE
13'3 maximum narrowing to 12' x 11'5 (4.04m maximum narrowing to 3.66m x 3.48m)
Double radiator and front aspect window:

DINING ROOM
12'5 x 10'6 (3.78m x 3.20m)
Double and single radiators. Arched opening to:

KITCHEN
9'3 x 8'2 (2.82m x 2.49m)
Modern fitted kitchen with a range of base and wall mounted units, laminated work tops and tiled splash backs, one and a half bowls single drainer sink unit with mixer tap, integrated Zanussi oven, four ring Halogen hob and extractor fan over, space for tall fridge/freezer and further under counter appliance, plumbing for washing machine, rear aspect window:

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

LANDING
Access to roof space, door to airing cupboard with shelving, storage area and single radiator. Door to:

BEDROOM 1
14'7 x 11'2 (4.45m x 3.40m)
Two sets of double built in wardrobes, single radiator, front aspect window.

BEDROOM 2
11' x 10'7 (3.35m x 3.23m)
Additional built in double wardrobe, single radiator, rear aspect window.

BATHROOM
6'8 x 6' (2.03m x 1.83m)
Suite comprising panelled bath with mixer tap and shower attachment, WC, pedestal wash hand basinm tiled splash backs, single radiator, rear aspect frosted window.

OUTSIDE
To the front of the property there is a garden area enclosed by low level brick walling, wrought iron gate and pathway lead to the front door with a canopy area over, wood chipped border, lawned area and some hedging. The rear garden has been designed for low maintenance with patio seating area, steps leading up to a further patio area with a uPVC double glazed door leading to:

UTILITY ROOM
8'6 x 5'2 (2.59m x 1.57m)
Plumbing for washing machine, space for further appliance, uPVC personal side door leads into:

DETACHED GARAGE
19' x 8'6 (5.79m x 2.59m)
New up and over door to the front, power and lighting, side aspect window. There is a rear pedestrian gated access to the garage.

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: 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 offices, proceed along Watery Lane towards the school, turning right into The Tythings then first left into Tythings Crescent. Proceed around to the right until you come into Knights Way where the property will 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.