

England & Wales

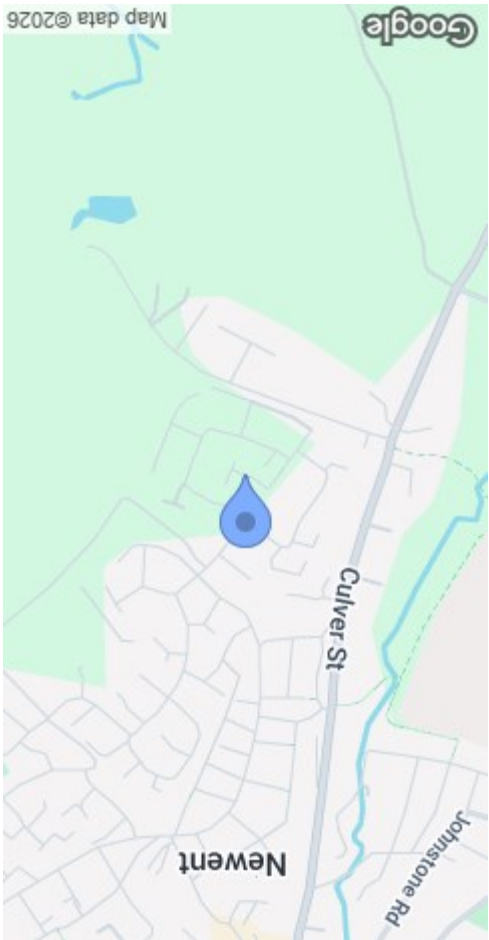
CO2 emissions (tonnes per capita)

Country	CO2 emissions (tonnes per capita)
England & Wales	12.7
Scotland	13.0
Northern Ireland	13.3
Wales	13.4
London	13.5
North East	13.6
North West	13.7
Yorkshire & the Humber	13.8
West Midlands	13.9
East of England	14.0
East Midlands	14.1
West of England	14.2
South East	14.3
South West	14.4
London	14.5

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STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £330,000

A WELL PRESENTED FOUR BEDROOM DETACHED 'DAVID WILSON' HOME with KITCHEN / DINING ROOM, MASTER EN-SUITE, CONVERTED GARAGE TO A HOME BAR / ENTERTAINING AREA, OFF ROAD PARKING, situated in a POPULAR RESIDENTIAL LOCATION.

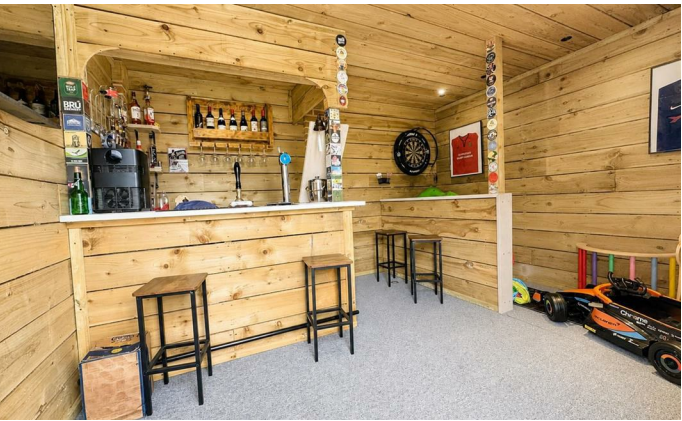
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope,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

ENTRANCE HALL

Consumer unit, thermostat control, door to under stairs storage cupboard, stairs to the first floor.

CLOAKROOM

WC, vanity wash hand basin with mixer tap and cupboard below, single radiator, side aspect frosted window.

LOUNGE

17'0 x 10'2 (5.18m x 3.10m)

Two radiators, network points, front aspect windows.

KITCHEN / DINING / FAMILY ROOM

18'4 x 14'0 max (5.59m x 4.27m max)

Modern fitted kitchen comprising of a range of base and wall mounted units with laminated worktops and splashbacks, integrated appliances to include fridge / freezer, dishwasher, double oven, Electrolux induction hob, glass splashback, stainless steel extractor fan, two double radiators, TV point, inset spotlighting, rear aspect window, French doors to the gardens. Double doors to:

UTILITY CUPBOARD

Worktop, Ideal Logic combi boiler, space for washing machine and further appliance, extractor fan.

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

LANDING

Access to roof space, single radiator, double doors to large storage cupboard with slatted shelving, side aspect frosted window.

MASTER BEDROOM

10'5 x 9'11 (3.18m x 3.02m)

Additional built-in mirrored double wardrobe, single radiator, thermostat control, rear aspect window.

EN-SUITE SHOWER ROOM

6'2 x 5'9 (1.88m x 1.75m)

Wash hand basin with mixer tap, WC, double shower cubicle accessed via sliding glazed screen with detachable shower system, chrome heated towel rail, tiled splashbacks, shaver point, extractor fan.

BEDROOM 2

11'7 x 9'1 (3.53m x 2.77m)

Single radiator, front aspect window.

BEDROOM 3

9'0 x 7'11 (2.74m x 2.41m)

Single radiator, front aspect window.

BEDROOM 4

9'0 x 6'8 (2.74m x 2.03m)

Single radiator, rear aspect window.

BATHROOM

7'1 x 5'6 (2.16m x 1.68m)

Suite comprising panelled bath with mixer tap and built-in shower system over, WC, wash hand basin with mixer tap, tiled splashbacks, glazed shower screen, chrome heated towel rail, extractor fan, side aspect frosted window.

OUTSIDE

To the front of the property there are small shrub borders with a pathway leading to the front door with canopy over. The driveway, to the side, provides off road parking for three vehicles, leading to:

DETACHED SINGLE GARAGE

Accessed to the front via up and over door. The front part of the garage is used for storage with the rear part of the garage being converted into a home bar. The bar area measures 13'5 x 10'4 and is accessed to the side via double opening French doors. The bar has USB power points and spot lighting. This area offers great potential for a home office or gym.

The rear gardens measure approximately 37' x 30' max and comprise of a large decked areas, lawns, planted borders with trees and shrubs. Behind the garage, there is an additional decked seating area. The garden is all enclosed by wood panel fencing and walling. There is outside lighting and a water tap.

SERVICES

Mains water, drainage, electricity and gas.

AGENT'S NOTE

£280 per annum is payable to cover maintenance of the communal areas.

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: D
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. Follow the road around then turn left into Buzzard Row. Then turn right into Condor Place where the property can be located 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).