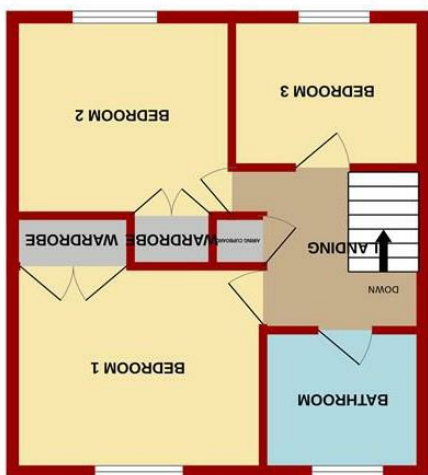
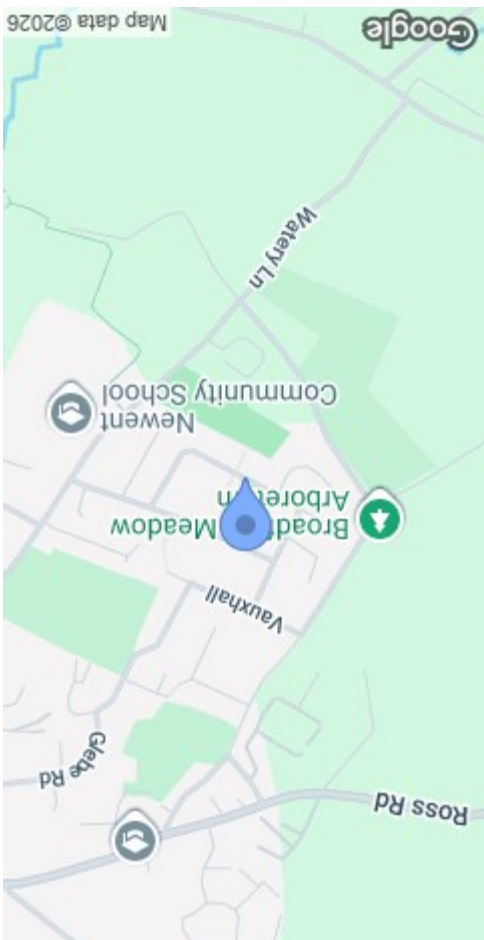




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating
 Legend: A (Green), B (Light Green), C (Yellow), D (Orange), E (Red-Orange), F (Red), G (Dark Red)	 Legend: A (Green), B (Light Green), C (Yellow), D (Orange), E (Red-Orange), F (Red), G (Dark Red)



TOTAL FLOOR AREA: 1074 sq.ft. (99.7 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Hektropix ©2025



21 Knights Way
 Newent GL18 1QJ

£249,950

SPACIOUS and EXTENDED FOUR BEDROOM END TERRACE FAMILY HOME located a SHORT WALK FROM NEWENT TOWN CENTRE having A LARGE KITCHEN/DINER/FAMILY ROOM, DOWNSTAIRS BEDROOM, DOWNSTAIRS WC, FRONT and REAR GARDENS, GARAGE and OFF ROAD PARKING.

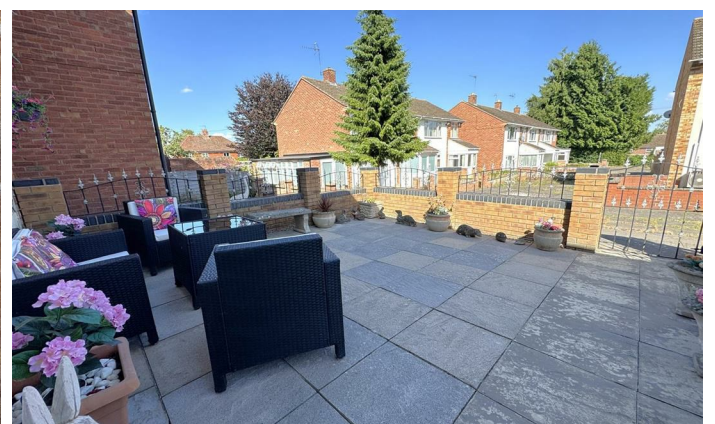
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope,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

ENTRANCE HALLWAY

Openreach point, stairs leading to the first floor, single radiator, thermostat, open understairs storage area.

DOWNSTAIRS WC

Toilet, single radiator, door to storage cupboard.

LOUNGE

12' x 11'6 (3.66m x 3.51m)
Radiator, front aspect window.

DINER

11'6 x 9'09 (3.51m x 2.97m)
Door to understairs storage cupboard with single radiator, two further built in storage areas, arch opening into;

KITCHEN

12' x 10'4 (3.66m x 3.15m)
Range of base and wall mounted units, laminated worktops, tiled splashbacks, single drainer sink unit with mixer tap, plumbing for dishwasher and washing machine, integrated oven with four ring Halogen hob and extractor fan over, space for free standing fridge/freezer, built in wine and plate rack, inset spot lighting, rear aspect double opening french doors to the gardens.

BEDROOM 4

17' x 7'6 (5.18m x 2.29m)
Wood laminate flooring, single radiator, side aspect window and velux roof light.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to roof space, door to airing cupboard housing the gas fired boiler supplying the hot water and central heating.

BEDROOM 1

11'2 x 10'8 (3.40m x 3.25m)
Additional recess housing built in double wardrobe, single radiator, rear aspect window.

BEDROOM 2

10'3 x 8'1 (3.12m x 2.46m)
Additional recess housing built in double wardrobe, wood laminate flooring, single radiator, front aspect window.

BEDROOM 3

9'5 x 7'11 (2.87m x 2.41m)
Single radiator, front aspect window.

FAMILY BATHROOM

6'4 x 5'9 (1.93m x 1.75m)
Panelled bath with Triton electric shower over, wash hand basin, wc, single radiator, laminate splashbacks, rear aspect frosted window.

OUTSIDE

To the front of the property there is a paved front garden area enclosed by brick and decorative iron work walling, seating area.

The low maintenance rear garden has a patio area and astro turf lawned area enclosed by brick walling. Gated access to the rear provides access to off road parking.

GARAGE

19'11 x 8'7 (6.07m x 2.62m)
Up and over door to the front, worktop area, power and lighting, side aspect window, upvc double glazed door providing access from the garden.

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

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 set back on your 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).

