



9 Hills View
Newent GL18 1SG



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £199,950

A THREE BEDROOM END TERRACE SITUATED ON A CORNER PLOT, IN NEED OF UPDATING AND MODERNISATION, KITCHEN / DINING ROOM, SEPARATE LOUNGE, DOWNSTAIRS CLOAKROOM, MODERN BOILER, GAS CENTRAL HEATING, 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 via part glazed door through to:

ENTRANCE HALL

Radiator, built-in cupboard, under stairs storage cupboard, modern gas-fired central heating and domestic hot water boiler, stairs to the first floor.

LOUNGE

12'10 x 11'10 (3.91m x 3.61m)

Radiator, front aspect window.

KITCHEN / DINING ROOM

18'4 x 9'0 (5.59m x 2.74m)

Stainless steel single drainer sink unit, cupboards under, base and wall mounted units, plumbing for washing machine, two large built-in double cupboards with shelving, double radiator, two rear aspect windows overlooking the garden. Fully glazed door leads through to:

REAR PORCH

Built-in double cupboard with shelving, half glazed door to the outside.

CLOAKROOM

White suite comprising low-level WC, wash hand basin with tiled splashback, single radiator.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING

Access to roof space.

BEDROOM 1

12'9 x 11'11 (3.89m x 3.63m)

Three sets of double built-in wardrobes with various hanging rails and shelving, single radiator, front aspect window overlooking the green.

BEDROOM 2

11'0 x 9'2 (3.35m x 2.79m)

Built-in double wardrobe with hanging rail, radiator, rear aspect window with pleasant outlook onto the recreational area.

BEDROOM 3

11'10 x 8'3 (irregular shape) (3.61m x 2.51m (irregular shape))

Built-in cupboard over the stairs, double radiator, front aspect window overlooking the green.

BATHROOM

White suite comprising bath with tiled surround, wash hand basin with tiled splashback, low-level WC, single radiator, rear aspect frosted window.

OUTSIDE

A pathway leads to the front door where there is a good sized garden area leading around to the side, which is enclosed by walling and hedging.

To the rear, there is a westerly facing enclosed garden area with paved patio area, gravelled garden area, raised borders, outside lighting, good sized store, walling and fencing surround. A gated rear access leads to a communal parking area.

SERVICES

Mains electricity, gas, water and 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: 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, out of Newent for approximately half a mile turning right into Onslow Road. Take the first right into Foley Road. Proceed along Foley Road and turn right into Hills View can be found along on the right hand side as indicated via our 'For Sale' board.

PROPERTY SURVEYS

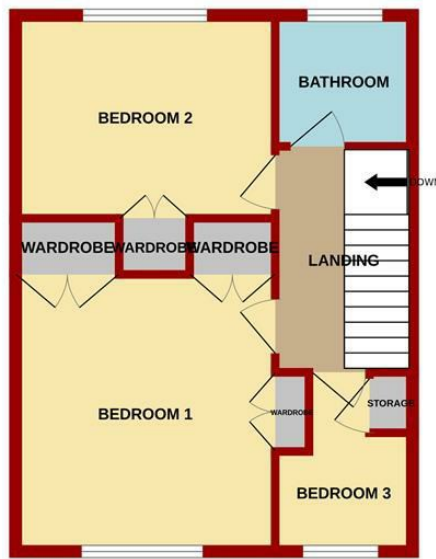
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



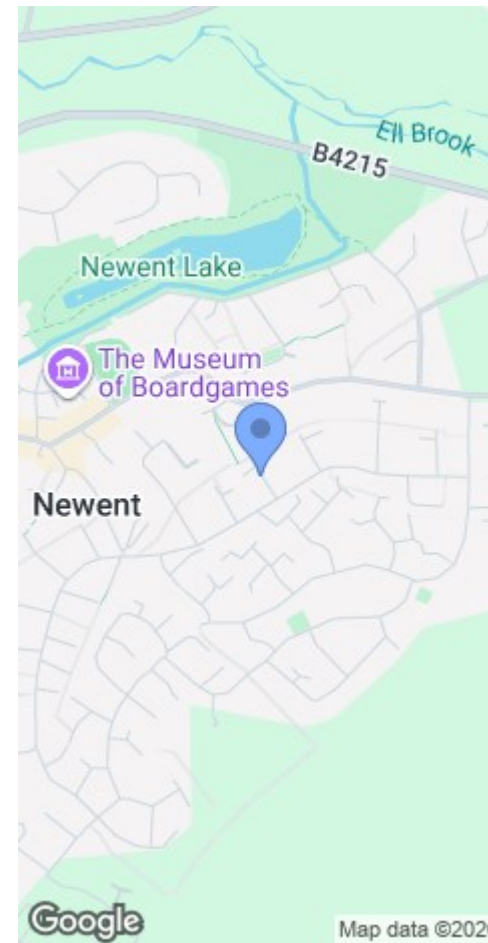
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2026



Energy Efficiency Rating	
Current	Potential
70	76

Energy Efficiency Rating scale (A-G):
 A: 92-101 (Very energy efficient - lower running costs)
 B: 81-91
 C: 69-80
 D: 55-68
 E: 49-54
 F: 39-48
 G: 1-38 (Not energy efficient - higher running costs)

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Environmental Impact (CO₂) Rating scale (A-G):
 A: 81-91 (Very environmentally friendly - lower CO₂ emissions)
 B: 69-80
 C: 55-68
 D: 49-54
 E: 39-48
 F: 21-38
 G: 1-20 (Not environmentally friendly - higher CO₂ emissions)

EU Directive 2002/91/EC

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.



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