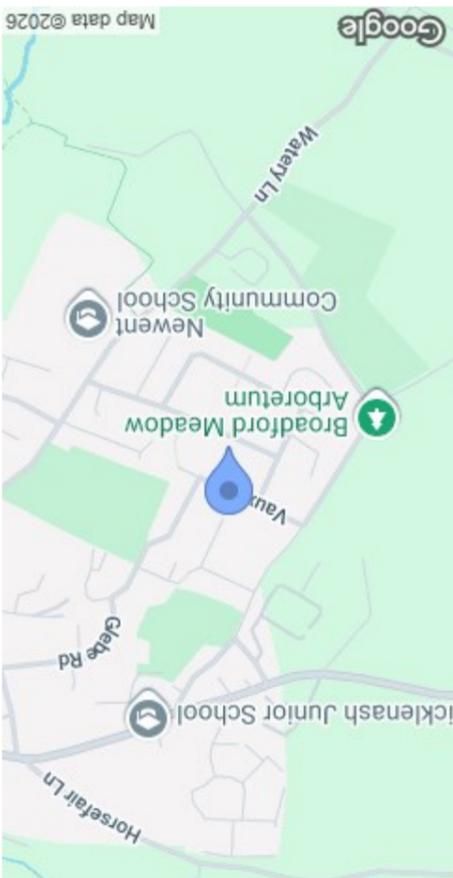




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (93-100)	A (100-109)
B (81-92)	B (91-100)
C (69-80)	C (81-90)
D (55-68)	D (69-80)
E (39-54)	E (55-68)
F (21-38)	F (39-54)
G (1-20)	G (21-38)



31 The Tythings  
 Newent GL18 1QQ

# £289,950

An EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOUSE offering MUCH POTENTIAL, CONSERVATORY, LARGE REAR GARDEN, DETACHED GARAGE and OFF ROAD PARKING, WITHIN WALKING DISTANCE to the POPULAR TOWN of NEWENT, all being offered with NO ONWARD CHAIN.

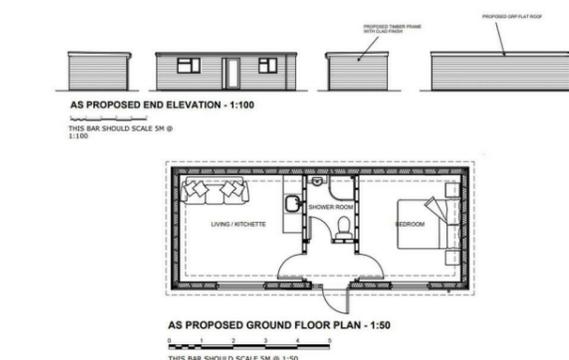
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope,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

### ENTRANCE HALL

Side aspect window, night storage heater, understairs storage cupboard, door into:

### CLOAKROOM

4'5 x 3'8 (1.35m x 1.12m)

Electric wall heater, toilet, wash hand basin, side aspect frosted window.

### LOUNGE

15'4 x 12'6 (4.67m x 3.81m)

Open fire place with brick surround and tiled hearth, night storage heater, wall light fittings, front aspect window.

### KITCHEN / DINER

21'4 x 7'8 (6.50m x 2.34m)

Range of base and wall mounted units, laminated worktop and tiled splashbacks, single drainer stainless steel sink, plumbing for dishwasher, integrated four ring hob, Neff double oven, breakfast table area, night storage heater, two rear aspect windows overlooking the garden. Glazed wooden doors leads into:

### CONSERVATORY

12'5 x 9'9 (3.78m x 2.97m)

Lower brick, upper wooden, double glazed construction with poly carbonate roof, central ceiling light and fan, power and lighting, side aspect French doors to patio and garden.

FROM THE HALL WAY, THE TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

### LANDING

Side aspect window, access to roof space.

### BEDROOM 1

13'4 x 11'9 (4.06m x 3.58m)

Night storage heater, door to airing cupboard with hot water tank, wall light fittings, front aspect window.

### BEDROOM 2

11'4 x 9'3 (3.45m x 2.82m)

Night storage heater, rear aspect window.

### BEDROOM 3

12 x 7'9 (3.66m x 2.36m)

Night storage heater, rear aspect window.

### BATHROOM

11'9 x 7'7 (3.58m x 2.31m)

Coloured suite comprising, corner bath, WC, wash hand basin, newly installed double shower cubicle, access via glazed screen, laminate splashbacks, Triton electric shower system, night storage heater, front aspect frosted window.

### OUTSIDE

Lawned area to the front of the property with driveway and path to the front door.

### GARAGE

18'5 x 9'4 (5.61m x 2.84m)

The rear garden measures 75' x 40' and is enclosed by wooden fencing and hedging, with patio area and step down to large lawned area.

### AGENT'S NOTE

Planning permission has been granted to erect a one bedroom single storey annexe within the garden. Please see Forest Of Dean Planning Portal under reference - P1419/25/FUL for further details.

### SERVICES

Mains, water, electric 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 offices, turn left at the doctors surgery into Watery Lane, carry along the road until turning right into the Tythings, where the property can be located on the right 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.

