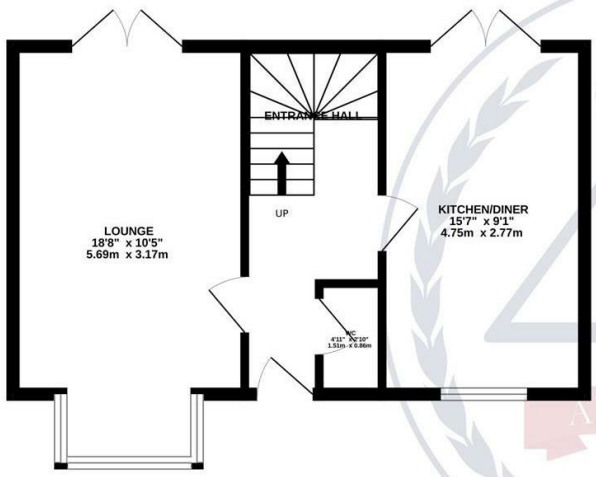
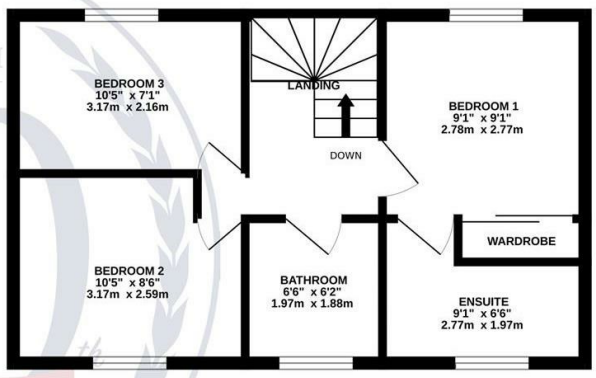
7 Jubilee Way
Newent GL18 1FU

STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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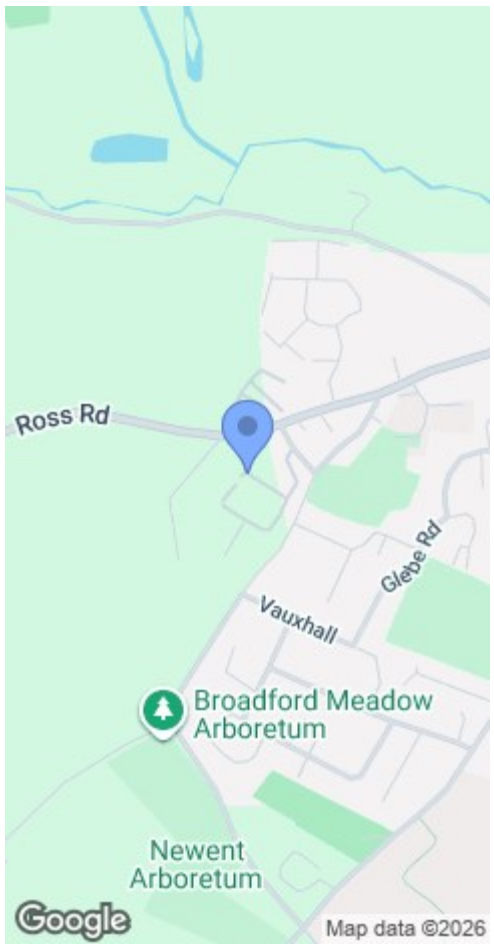
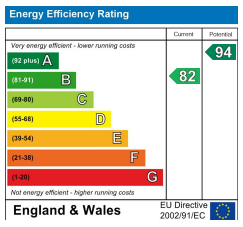
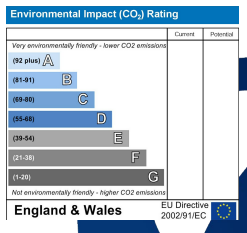






MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys

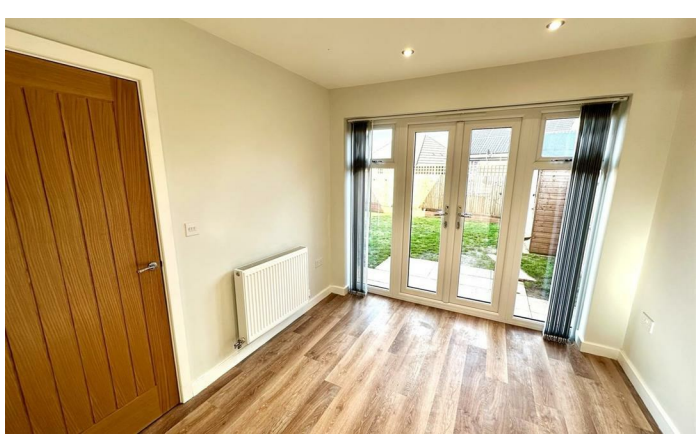
Guide Price £325,000

A MODERN THREE BEDROOM DETACHED PROPERTY situated in a DESIRABLE and RARELY AVAILABLE EDGE of TOWN LOCATION, with AN EN SUITE TO MASTER BEDROOM, A DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO CARS, ENCLOSED GARDEN, 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.



Entrance via a UPVC double glazed door into:

ENTRANCE HALLWAY
Turning staircase leads to the first floor, double radiator, door to under stairs storage cupboard.

DOWNSTAIRS WC
WC with wash hand basin, single radiator, extractor fan.

LOUNGE
18'8" x 10'5" into bay (5.69m x 3.18m into bay)
Radiator, rear aspect windows and double opening french doors leading to the patio area.

KITCHEN/DINER
15'5 x 9'1 (4.70m x 2.77m)
Modern kitchen comprising a range of base and wall mounted units with laminated worktops and tiled splash backs, integrated oven and grill, four ring hob with extractor fan over, stainless steel splash back, integrated fridge freezer and washing machine, inset spot lighting, front and rear aspect window, double opening french doors to the gardens.

FROM THE ENTRANCE HALL, TURNING STAIRCASE LEADS TO THE FIRST FLOOR:

LANDING
Access to roof space.

MASTER BEDROOM
11'2 max into double wardrobe recess x 9'2 (3.40m max into double wardrobe recess x 2.79m)
Double wardrobe accessed via sliding mirrored doors, single radiator, thermostat control, rear aspect window offering a pleasant outlook.

EN SUITE SHOWER ROOM
8'9 x 6'4 max (2.67m x 1.93m max)
Walk in double shower cubicle via a sliding glazed screen having overhead shower system, chrome heated towel rail, wc, wall mounted wash hand basin, extractor fan, lighting, front aspect frosted window.

BEDROOM 2
10'6 x 8'8 (3.20m x 2.64m)
Single radiator, front aspect window.

BEDROOM 3
10'5 x 7' (3.18m x 2.13m)
Radiator, rear aspect window having a pleasant outlook.

FAMILY BATHROOM
6'8 x 6'4 (2.03m x 1.93m)
Panelled bath with mixer tap and shower head attachment, wc, wash hand basin, tiled splashbacks, chrome heated towel rail, shaver point, inset spot lighting, front aspect frosted window.

OUTSIDE
To the front of the property a pathway leads to the front door with canopy entrance area, flower borders with hedging. A driveway to the side provides off road parking for two cars with EV charging point.

From the side of the property and into the rear you have a patio/seating area, outside water tap, lawns, garden shed all enclosed by wood panelled fencing.

SERVICES
Mains water, electricity, gas 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
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 out office proceed up the High Street to the traffic lights turning left onto Ross Road, continue along turning left into Bradfords Lane, then the first right into Jubilee Way where the property can be located as marked with a 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.