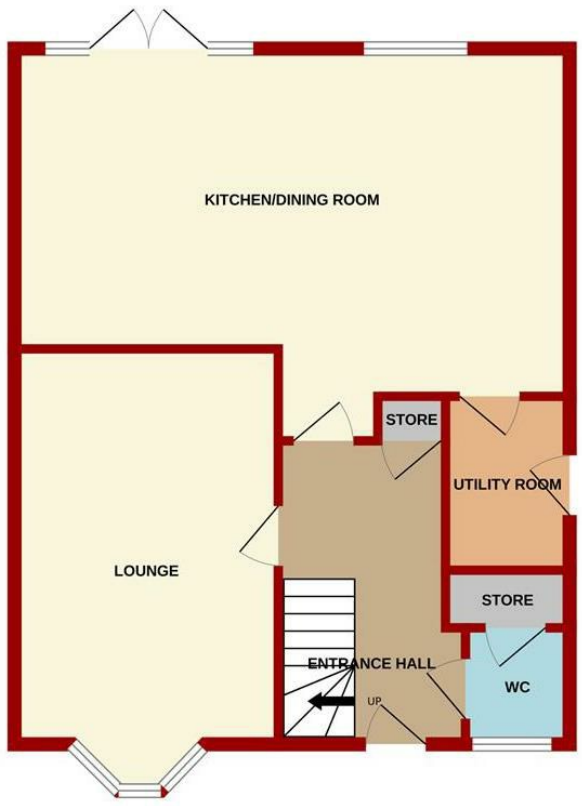
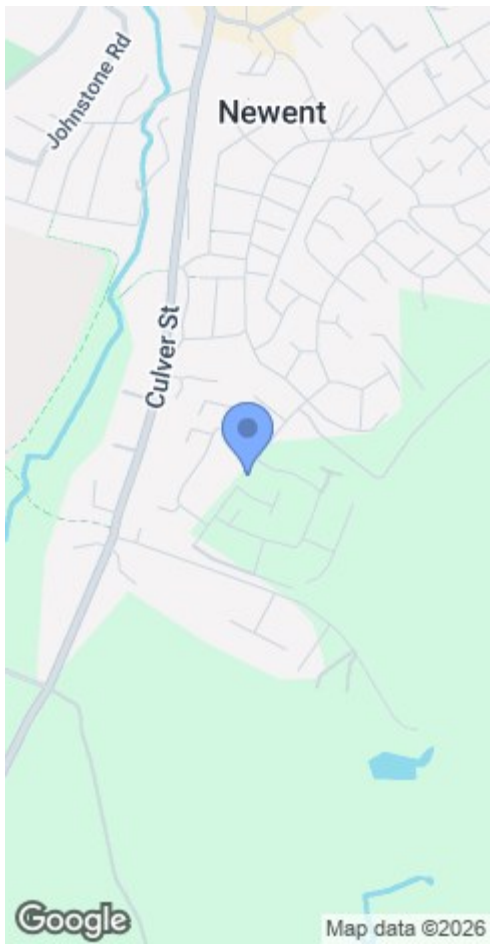
3 Buzzard Row
Newent GL18 1FF

STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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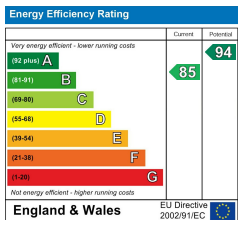

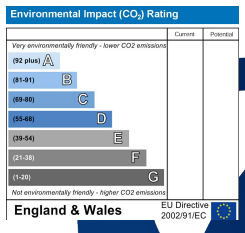

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Guide Price £365,000

An IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM DETACHED PROPERTY, having MASTER EN-SUITE, KITCHEN / DINING / FAMILY ROOM plus SEPARATE LOUNGE, NEWLY CONSTRUCTED SUMMER HOUSE, ENCLOSED GARDEN, DETACHED SINGLE 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 solid timber doorway through to:

ENTRANCE HALL
Single radiator, under stairs storage space, built-in broom cupboard with shelving, stairs to the first floor, front aspect window.

CLOAKROOM
White suite comprising close coupled WC, pedestal wash hand basin, tiled splashback, single radiator, built-in storage cupboard, front aspect frosted window.

LOUNGE
18'5 into front aspect bay window x 11'1 (5.61m into front aspect bay window x 3.38m)
Two double radiators, front aspect bay window with a private outlook.

FAMILY KITCHEN / LIVING / DINING ROOM
23'11 x 12'7 (7.29m x 3.84m)
Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated dishwasher, five ring gas hob, cooker hood above, electric double oven, cupboard above and below, fridge / freezer, two double radiators, rear aspect window overlooking the gardens, fully glazed French door through to the rear patio.

UTILITY
6'11 x 5'0 (2.11m x 1.52m)
Plumbing for washing machine, space for tumble dryer, base and wall mounted units, radiator, half glazed door through to the side.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY LEADS TO THE FIRST FLOOR.

LANDING
Single radiator, storage cupboard with slatted shelving, access to insulated roof space.

BEDROOM 1
13'5 x 13'4 (including en-suite) (4.09m x 4.06m (including en-suite))
Single radiator, two sets of built-in mirror faced wardrobes via double doors, various hanging rail and shelving, rear aspect window. Door to:

EN-SUITE SHOWER ROOM
Fitted double shower cubicle and tray, shower, tiled surround, close coupled WC, pedestal wash hand basin with tiled splashback, heated towel rail, side aspect frosted window.

BEDROOM 2
11'4 x 10'0 (3.45m x 3.05m)
Single radiator, front aspect window.

BEDROOM 3
11'10 x 8'11 (3.61m x 2.72m)
Single radiator, built-in cupboard over the stairs, front aspect window.

BEDROOM 4 (L SHAPED)
13'5 x 10'4 (4.09m x 3.15m)
Single radiator, rear aspect window.

BATHROOM
White suite comprising modern panelled bath, shower over, tiled surround, close coupled WC, pedestal wash hand basin with tiled splashback, heated towel rail, side aspect frosted window.

OUTSIDE
To the front, a pathway leads to the front door with garden area to either side with various shrubs, outside lighting. A gated side access leads through to the rear of the property where is an an enclosed garden with paved patio area, lawned area, flower border, various shrubs, outside lighting, outside tap. Double glazed fully glazed double doors lead to:

SUMMER HOUSE
9'0 x 7'4 (2.74m x 2.24m)
Pine flooring, side aspect window.

To the rear of the property, there is tarmac parking for two vehicles which leads to:

DETACHED SINGLE GARAGE
21'0 x 10'9 (6.40m x 3.28m)
Accessed via up and over door, power and lighting, eaves storage space, half glazed personal door through to the garden.

SERVICES
Mains water, electricity, drainage 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
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 to the left, then right and right again until you get to Buzzard Row. Turn right here and no. 3 will be found down 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).