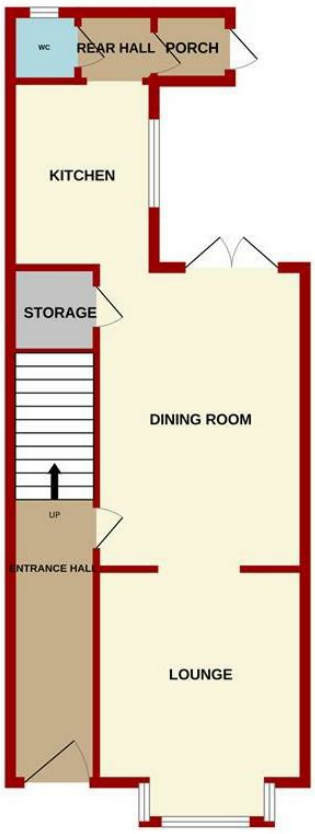
1 Waterloo Terrace, Holts Road
Newent GL18 1BU

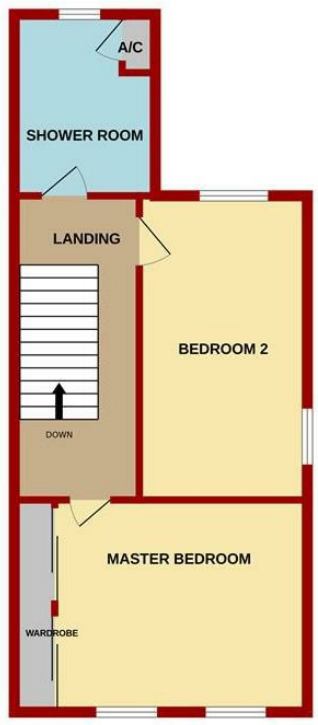
STEVE GOOCH
ESTATE AGENTS | EST 1985



GROUND FLOOR

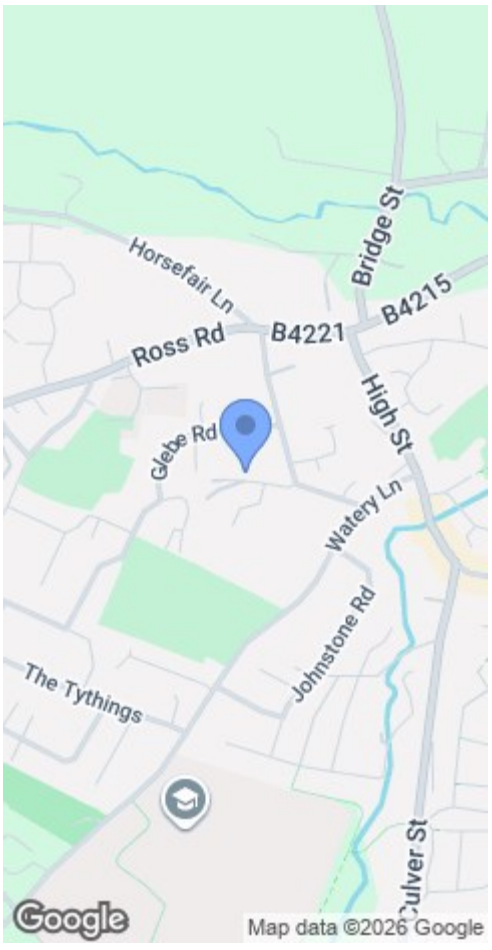


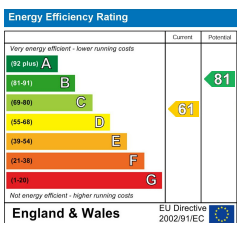
1ST FLOOR

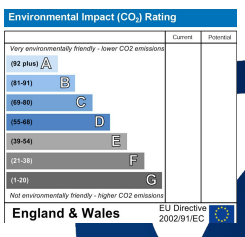


GL18 1BU

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.

Guide Price £235,000

A SPACIOUS TWO DOUBLE BEDROOM END TERRACE VICTORIAN PROPERTY situated a STONE'S THROW from the HISTORICAL MARKET TOWN OF NEWENT, GARAGE, GENEROUS 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.

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 UPVC front door into:

ENTRANCE HALL
Double radiator, stairs leading off, door to:

DINING ROOM
13'0 x 12'2" (3.96m x 3.71m)
Double radiator, door to understairs storage cupboard, rear aspect double glazed French doors to the gardens. Opening through to:

LOUNGE
12'9 x 11'4" into bay (3.89m x 3.45m into bay)
Double radiator, square bay double glazed window with front aspect view.

KITCHEN
9'0 x 8'0 (2.74m x 2.44m)
Modern fitted kitchen comprising of a range of base and wall units, laminated work tops, tiled splashbacks, space for free standing fridge / freezer, built-in cooker with four ring hob, extractor fan over, plumbing for washing machine, spotlighting, side aspect window. Opening through to:

REAR HALLWAY
Door to side porch with a front aspect window. Half glazed door to the garden.

CLOAKROOM
4'2" x 3'0 (1.27m x 0.91m)
WC, sink, rear aspect frosted window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Access to roof space.

MASTER BEDROOM
14'8" x 10'0 (4.47m x 3.05m)
Full width mirrored wardrobe, recess has double radiator, two front aspect windows enjoying views to May Hill.

BEDROOM TWO
12'9" x 10'0 (3.89m x 3.05m)
Double radiator, side and rear aspect window.

SHOWER ROOM
9'0 x 8'0 (2.74m x 2.44m)
Corner shower cubicle, inset shower system, laminate splashbacks, WC, wash hand basin, door to boiler cupboard housing Baxi combi boiler, double radiator, rear aspect frosted window.

OUTSIDE
To the front there is a courtyard garden, enclosed by wall and fencing, gate and pathway leading to the front door. The front gardens are laid to gravel. At the side, driveway gives access to:

ATTACHED SINGLE GARAGE
17'4" x 8'9" (5.28m x 2.67m)
Accessed via up and over door, power and lighting, off road parking for one vehicle on the driveway.

To the side of the property, there is a side pedestrian gated access into the first part of the rear garden which are laid to gravel and courtyard for low maintenance with log built sun room.

At back of the garden, a rear gate gives access to an alleyway which provides rear access to Waterloo Terrace. From here, gated access leads into an additional garden area which measures approximately 70' in length, laid to lawn, enclosed by block and wood panel fencing, greenhouse with several trees and shrubs planted, offering lots of privacy.

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
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, turning left into Watery Lane, then first right into Holts Road, where the property can be located 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).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.