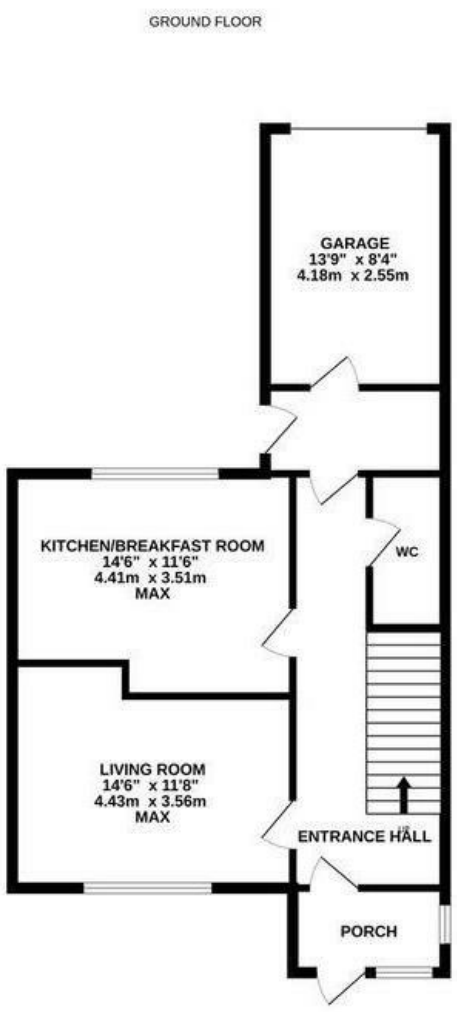
53 Glebe Road
Newent GL18 1BN

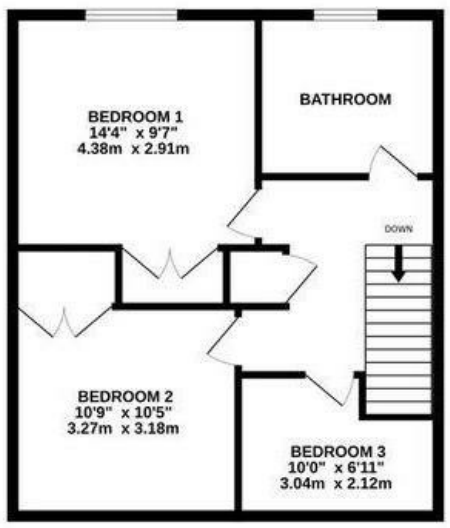
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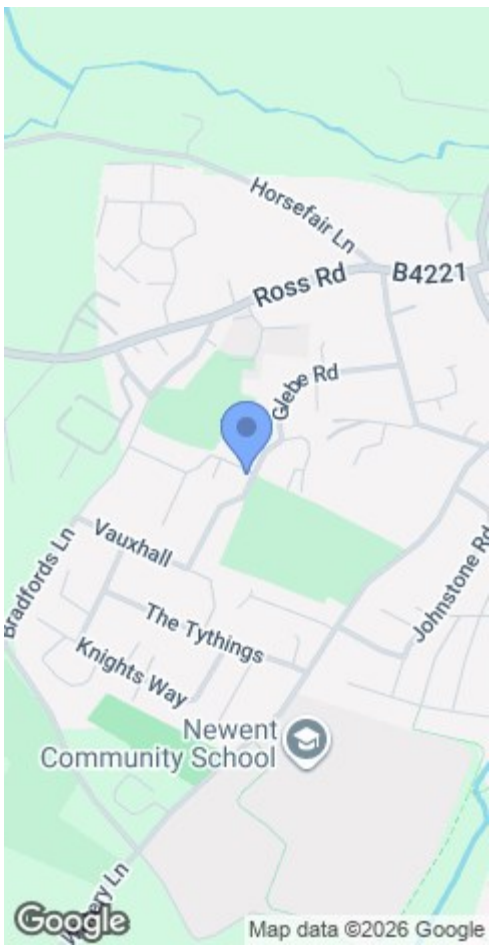


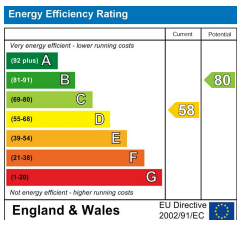
GROUND FLOOR

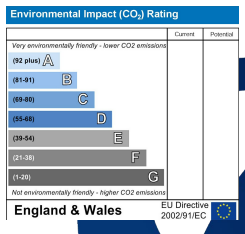


1ST FLOOR









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 £225,000

A SPACIOUS AND WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME having been REFURBISHED by the CURRENT VENDORS with NEW BATHROOM and IMPROVEMENTS made THROUGHOUT, GARAGE, OFFERING LOW MAINTENANCE REAR GARDEN with a PLEASANT OUTLOOK situated on a NO THROUGH ROAD LOCATION with CLOSE ACCESS to RECREATIONAL GROUND and LOCAL SCHOOLS.

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.

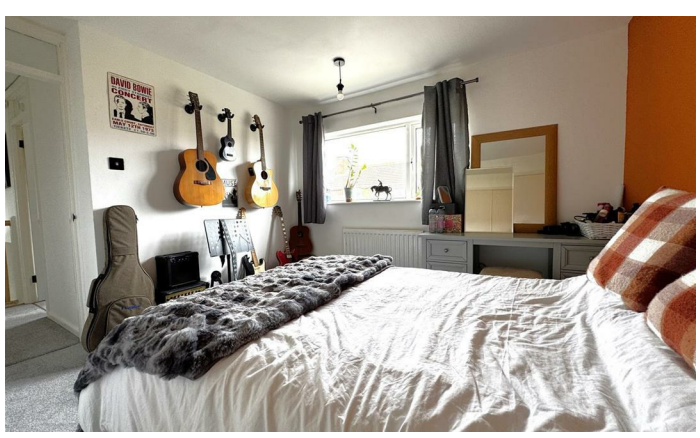
Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.















Enter the property via a upvc double glazed front door, into:

ENTRANCE PORCH
6'3 x 3'3 (1.91m x 0.99m)
Front and side aspect windows, shoe and coat storage area, double glazed front door into:

ENTRANCE HALLWAY
Radiator, under stairs storage area, stairs leading off, half glazed back door. Door to:

CLOAKROOM
8'2 x 2'7 (2.49m x 0.79m)
Low level wc, vanity wash hand basin with mixer tap and cupboards below, tiled splashbacks, heated towel rail.

LOUNGE
14'6 x 11'7 narrowing to 10' (4.42m x 3.53m narrowing to 3.05m)
Former fireplace area which has been blocked off, laminate flooring, radiator, coved ceiling, front aspect window.

KITCHEN / DINING ROOM
14'6 x 11'7 narrowing to 10'2 (4.42m x 3.53m narrowing to 3.10m)
Range of base and wall mounted units, laminated worktops and tiled splashbacks, integrated double oven with four ring gas hob and extractor fan over, plumbing for dishwasher and washing machine, space for tall fridge/freezer, single radiator, rear aspect window.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING
Access to roof space, door to storage cupboard with slated shelving and storage space.

BEDROOM 1
14'3 x 9'6 (4.34m x 2.90m)
Additional recess housing built in double wardrobe, single radiator, rear aspect window offering open views towards May Hill.

BEDROOM 2
10'7 x 10'4 (3.23m x 3.15m)
Additional recess housing built in double wardrobe, single radiator, front aspect window.

BEDROOM 3
10' max x 7' max (3.05m max x 2.13m max)
Over the stairs storage cupboard, Worcester gas fired boiler, single radiator, front aspect window.

FAMILY BATHROOM
6'7 x 6'2 (2.01m x 1.88m)
Re fitted to comprise P shaped bath with central mixer tap, inset overhead detachable shower system, built in wc and wash hand basin with cupboard below, chrome heated towel rail, laminate brick effect splashbacks, rear aspect frosted window.

OUTSIDE
Low level walling, pathway leads to the front porch area, laid to purple slate.

The back door from the hallway leads into a covered area with door to the garden and door to garage.

GARAGE
13'7 x 8'4 (4.14m x 2.54m)
Via up and over door, side aspect window.

The gardens are designed for low maintenance with pathway, gravelled beds and planted borders all enclosed by walling and fencing, double opening metal gates provide access to the garage door.

SERVICES
Mains water, drainage, gas and electric.

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 advised.

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 turn left into Watery Lane taking the next right into Holts Road. Follow the road round taking the next left into Glebe Road, proceed along taking the right hand turn before the recreational ground on your left hand side where the property can be located on the left hand side.

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