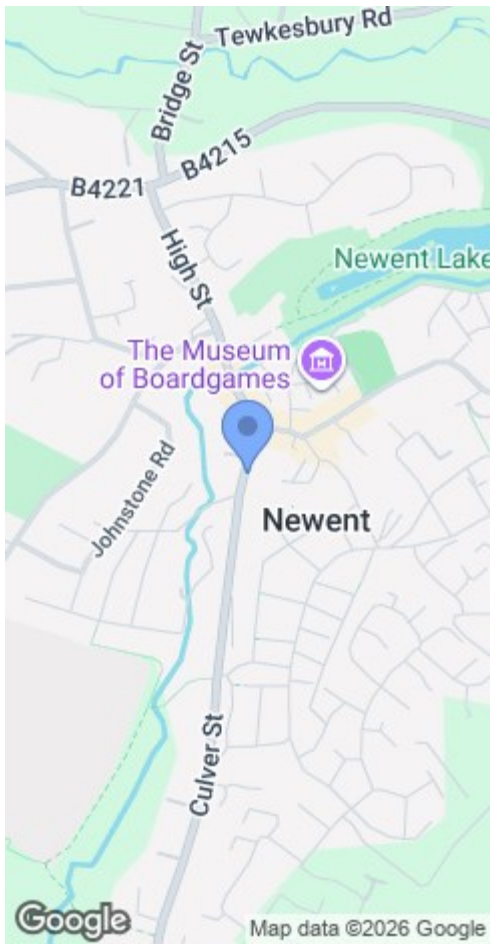
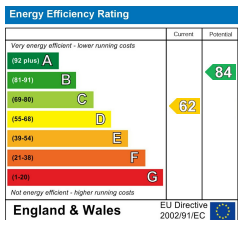
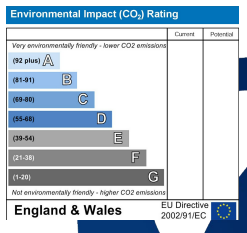
22 Culver Street
Newent GL18 1DA

STEVE GOOCH
ESTATE AGENTS | EST 1985

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026







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 £185,000

RARELY AVAILABLE THREE BEDROOM MID TERRACE COTTAGE in NEED of SOME UPDATING, offering ORIGINAL FEATURES to include EXPOSED BEAMS, WOODEN FLOORS and FIREPLACES. The property benefits from an EN-SUITE to the MASTER BEDROOM, an ENCLOSED COURTYARD GARDEN and is within VERY EASY WALKING DISTANCE of Newent TOWN CENTRE, all being OFFERED WITH NO ONWARD CHAIN.

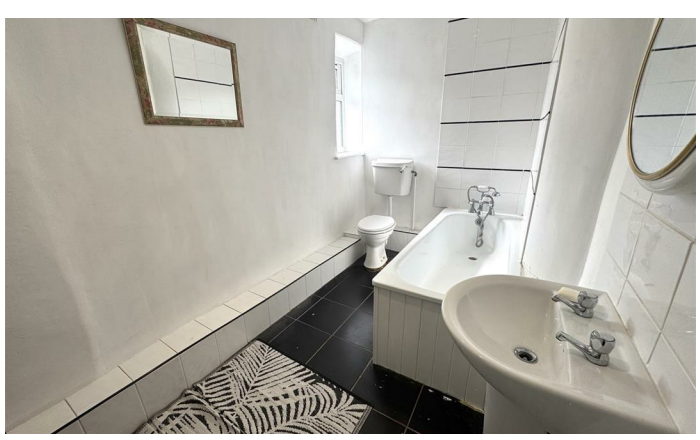
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope,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

OPEN ENTRANCE HALL
Small steps up into:

LIVING ROOM (INCLUDING HALL)
14'3 x 11'7 (4.34m x 3.53m)
Timber flooring, fireplace with inset wood burning stove, solid wood beam over, radiator, dado rail, exposed timbers, front aspect window, UPVC double glazed window, opening to:

KITCHEN / DINING ROOM
14'2 x 10'10 (4.32m x 3.30m)
Belfast sink unit, mixer tap with cupboard under, range of base and wall mounted units, plumbing for dishwasher, open understairs storage space, plumbing for washing machine, radiator, exposed brick walling, exposed timbers, side and rear aspect windows, half glazed door through to the rear garden.

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

LANDING
Exposed timbers, single radiator, rear aspect window.

BEDROOM 2
12'6 x 11 (3.81m x 3.35m)
Single radiator, exposed ceiling timber, front aspect window.

BEDROOM 3
8'11 x 6'11 (2.72m x 2.11m)
Single radiator, exposed timbers, front aspect window.

BATHROOM
11'1 x 6'3 (3.38m x 1.91m)
White suite comprising bath with shower attachment over, tiled surround, pedestal wash hand basin, tiled splashbacks, low level WC, single radiator, rear aspect frosted window.

FROM THE FIRST FLOOR LANDING, STAIRS LEAD TO THE SECOND FLOOR.

LANDING / STUDY AREA
18 x 6'11 (5.49m x 2.11m)
Cupboard housing gas fired central heating and domestic hot water boiler, exposed timbers, front aspect window, door to:

MASTER BEDROOM
13'11 x 11'1 (4.24m x 3.38m)
Original fireplace, two single radiators, exposed wall and ceiling timbers, front aspect window, door to:

EN-SUITE SHOWER ROOM
Shower cubicle and tray, shower, tiled surround, pedestal wash hand basin, tiled splashback, close coupled WC, heated towel rail, access to roof space, exposed timbers.

OUTSIDE
Shared access to the side. Gateway gives access though to enclosed courtyard rear garden, fully paved, outside tap small brick built storage shed, walling and fencing surround.

SERVICES
Mains electric, water, 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.

LOCAL AUTHORITY
Council Tax Band: C
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 right along Broad Street and after a short distance, turn right into Culver Street where the property can be found 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).

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