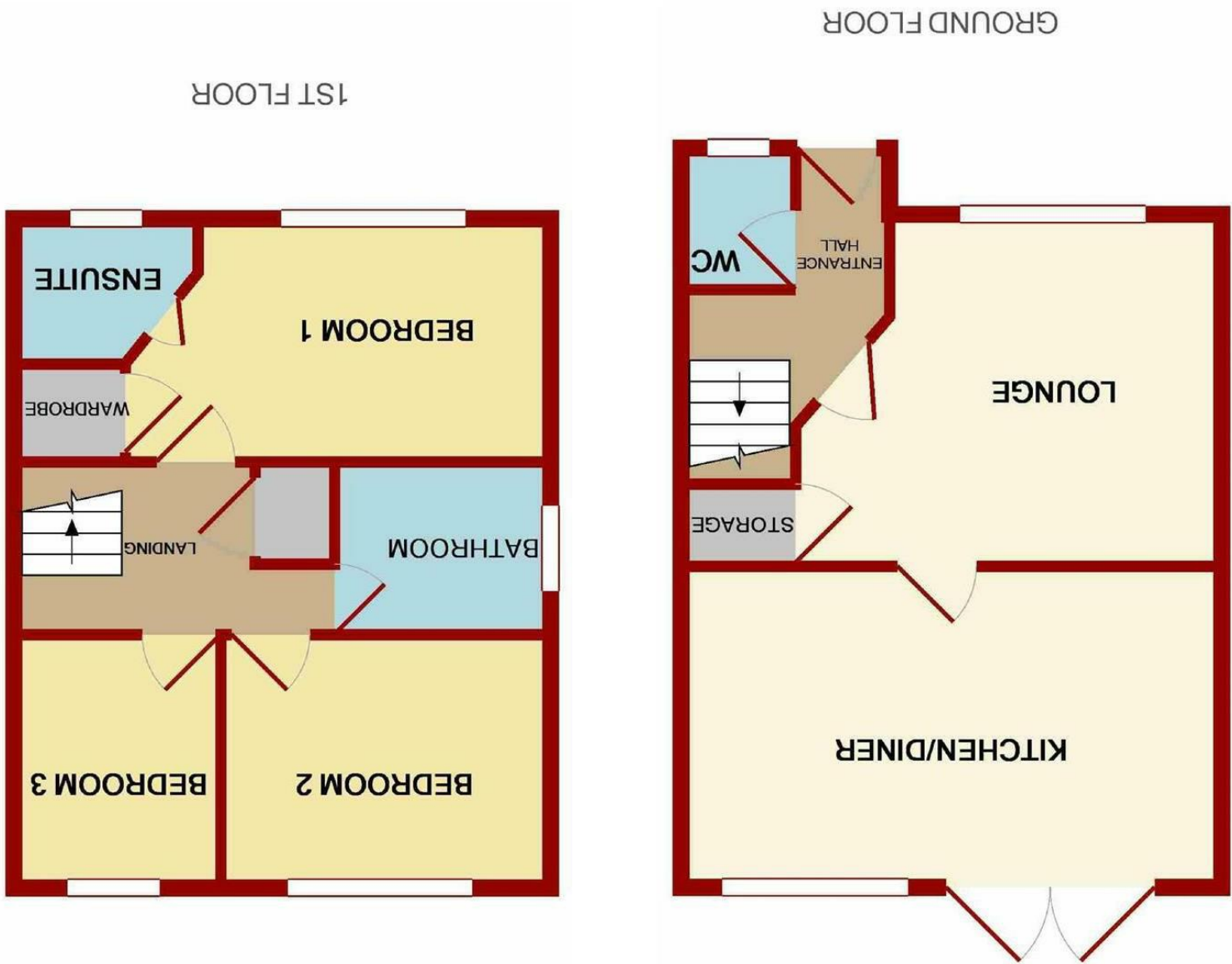
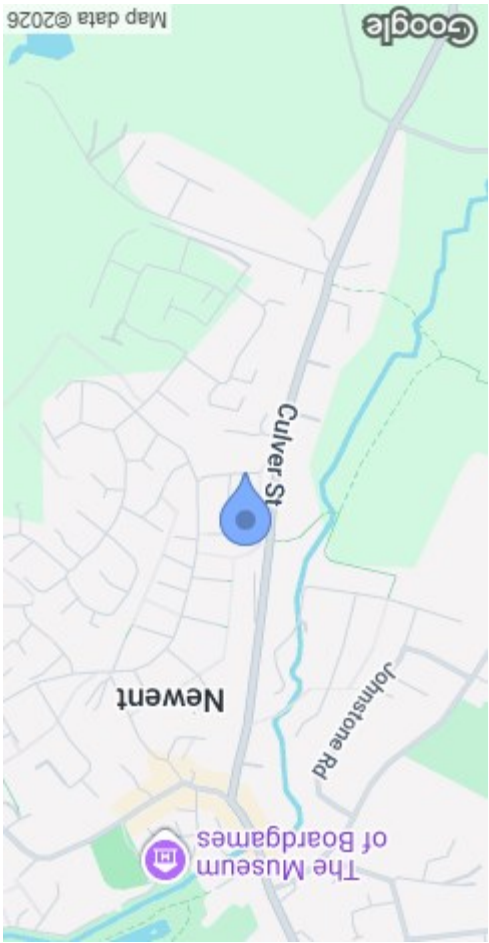


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales		England & Wales	
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - low running costs	A	Very low environmental impact - low CO ₂ emissions	A
Energy efficient - low running costs	B	Low environmental impact - low CO ₂ emissions	B
Decent energy efficiency - low running costs	C	Decent environmental impact - low CO ₂ emissions	C
Below average energy efficiency - high running costs	D	Below average environmental impact - high CO ₂ emissions	D
Poor energy efficiency - high running costs	E	Poor environmental impact - high CO ₂ emissions	E
Very poor energy efficiency - very high running costs	F	Very poor environmental impact - very high CO ₂ emissions	F
Extremely poor energy efficiency - extremely high running costs	G	Extremely poor environmental impact - extremely high CO ₂ emissions	G
Minimum energy efficiency standard	H	Minimum environmental impact standard	H
Minimum energy efficiency standard	I	Minimum environmental impact standard	I
Minimum energy efficiency standard	J	Minimum environmental impact standard	J
Minimum energy efficiency standard	K	Minimum environmental impact standard	K
Minimum energy efficiency standard	L	Minimum environmental impact standard	L
Minimum energy efficiency standard	M	Minimum environmental impact standard	M
Minimum energy efficiency standard	N	Minimum environmental impact standard	N
Minimum energy efficiency standard	O	Minimum environmental impact standard	O
Minimum energy efficiency standard	P	Minimum environmental impact standard	P
Minimum energy efficiency standard	Q	Minimum environmental impact standard	Q
Minimum energy efficiency standard	R	Minimum environmental impact standard	R
Minimum energy efficiency standard	S	Minimum environmental impact standard	S
Minimum energy efficiency standard	T	Minimum environmental impact standard	T
Minimum energy efficiency standard	U	Minimum environmental impact standard	U
Minimum energy efficiency standard	V	Minimum environmental impact standard	V
Minimum energy efficiency standard	W	Minimum environmental impact standard	W
Minimum energy efficiency standard	X	Minimum environmental impact standard	X
Minimum energy efficiency standard	Y	Minimum environmental impact standard	Y
Minimum energy efficiency standard	Z	Minimum environmental impact standard	Z



348 Foley Road
Newent GL18 1SS

£249,950

A THREE BEDROOM SEMI DETACHED HOUSE with EN-SUITE to MASTER BEDROOM, MAINTAINED to a VERY HIGH STANDARD THROUGHOUT, LANDSCAPED COTTAGE STYLE GARDENS with OUTDOOR KITCHEN, benefitting from OFF ROAD PARKING for TWO VEHICLES, situated in POPULAR LOCATION.

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 composite door into:

ENTRANCE HALL

Laminate flooring.

CLOAKROOM

White suite comprising close coupled WC, vanity wash hand basin with mixer tap and cupboards below, radiator, tiled splashbacks, front aspect window.

LOUNGE

14'03 x 12'01 (4.34m x 3.68m)

Understairs storage cupboard, laminate flooring, radiator, front aspect window.

KITCHEN/DINER

15'04 x 8'10 (4.67m x 2.69m)

Upgraded fitted kitchen comprising a range of base, wall and drawer mounted units, laminate worktops, one and a half bowl stainless steel sink unit with mixer tap above, stainless steel electric grill and oven, four ring worktop gas hob with cooker hood above, built-in fridge/freezer, washing machine and dishwasher, wall mounted combination boiler, radiator, space for dining table, French doors to the garden.

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

LANDING

Airing cupboard with slatted shelving and storage space below, access to loft space.

MASTER BEDROOM

12' x 9'06 (3.66m x 2.90m)

Built in storage cupboard, radiator, front aspect window, door into:

EN SUITE

White suite comprising shower cubicle with Mira shower system, close coupled WC, pedestal wash hand basin, extractor fan, front aspect frosted window.

BEDROOM 2

9'03 x 7'07 (2.82m x 2.31m)

Radiator, rear aspect window enjoying views towards May Hill.

BEDROOM 3

9'07 x 5'10 (2.92m x 1.78m)

Radiator, rear aspect window enjoying views towards May Hill.

BATHROOM

Modern white suite comprising of bath with and shower attachment over, close coupled WC, pedestal wash hand basin with mixer tap, tiled splashbacks, extractor fan, side radiator, aspect frosted window.

OUTSIDE

To the front of the property patio path leads to the front door, lawned areas, borders planted with shrubs and hedging, parking for two vehicles. Gated access leads to the rear gardens, patio area with access to bike stall, steps lead up to covered patio area with outdoor kitchen, with sink and mixer tap, base units with worktops, rain water harvesting, gated access to cottage gardens with an array of flower beds, with patio pathways interconnecting, garden seating area, ornamental pond, wooden shed with rain water harvesting, all enclosed by wood panel fencing.

SERVICES

Mains electric, water and drainage. Gas central heating.

AGENT'S NOTE

There is a maintenance charge of approximately £146 per annum to cover the communal areas.

WATER RATES

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 into Gloucester Street, taking the right hand turning onto Onslow Road. Take the first right onto Foley Road continuing along into Foley Gardens where the property can be found on the right 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.

