



12 Coopers Way  
Newent GL18 1TJ



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Guide Price £215,000

A VERY WELL PRESENTED THREE BEDROOM MID-TERRACED FAMILY HOME located at the END OF A QUIET CUL-DE-SAC, NEW WREN KITCHEN and BOILER, DRIVEWAY FOR TWO VEHICLES AT THE FRONT OF THE HOUSE, PLUS CAR PORT, PRIVATE LANDSCAPED REAR GARDENS, CLOSE ACCESS TO LOCAL AMENITIES.

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 UPVC double glazed door into:

### **ENTRANCE HALL**

Single radiator, stairs leading off, exposed beams and brickwork. Thumb latch door into:

### **LOUNGE / DINER**

15'2 x 14'2 (4.62m x 4.32m)

Under stairs storage cupboard, laminate flooring, telephone point, exposed brick and beamwork, wall light fittings, double radiator, rear aspect window. Half glazed door to the gardens.

### **KITCHEN**

9'10 x 7'7 (3.00m x 2.31m)

Re-fitted in 2023 to comprise of a range of base and wall mounted units with laminated worktops and tiled splashbacks, plumbing for washing machine, space for free standing fridge / freezer, space for electric or gas cooker, glass splashback, new Vaillant gas-fired boiler supplying the hot water and central heating, front aspect window.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

### **LANDING**

Access to roof space.

### **BEDROOM 1**

12'4 x 8'8 (3.76m x 2.64m)

Laminate flooring, double radiator, rear aspect window.

### **BEDROOM 2**

9'5 x 8'9 (2.87m x 2.67m)

Laminate flooring, single radiator, front aspect window.

### **BEDROOM 3**

7'8 x 6'2 (2.34m x 1.88m)

Single radiator, rear aspect window.

### **BATHROOM**

6'8 x 6'2 max (2.03m x 1.88m max)

Panelled bath with mixer tap and shower over, shower detachment, WC, wash hand basin, single radiator, thumb latch door to storage cupboard, front aspect frosted window.

### **OUTSIDE**

To the front of the property, there is an allocated car port space. A block paved driveway to the front of the house, is suitable for the parking of two vehicles. There is an outside water tap and a canopy over the front door. The landscaped rear gardens comprise of a large patio seating area with reclaimed brick and raised borders. Steps lead up to the top tier of the garden with a gravelled pathway to the back gate, small lawned area, mature borders, wooden built garden shed (Powershed), all enclosed by wood panel fencing.

### **SERVICES**

Mains electricity, 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 - 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**

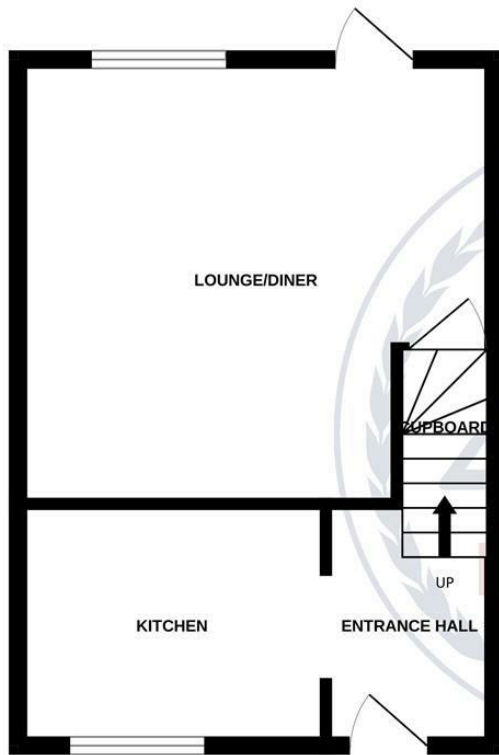
From our Newent office, proceed along the High Street onto Gloucester Road, turning right onto Onslow Road. Follow the road along, taking the second turning right into Coopers Way and proceed to the top of the cul-de-sac and around to the right hand side, where the property can be found as marked by our 'For Sale' board.

### **PROPERTY SURVEYS**

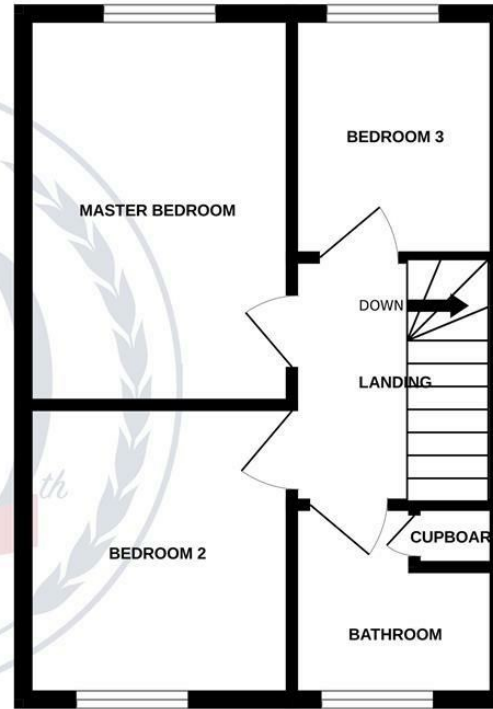
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



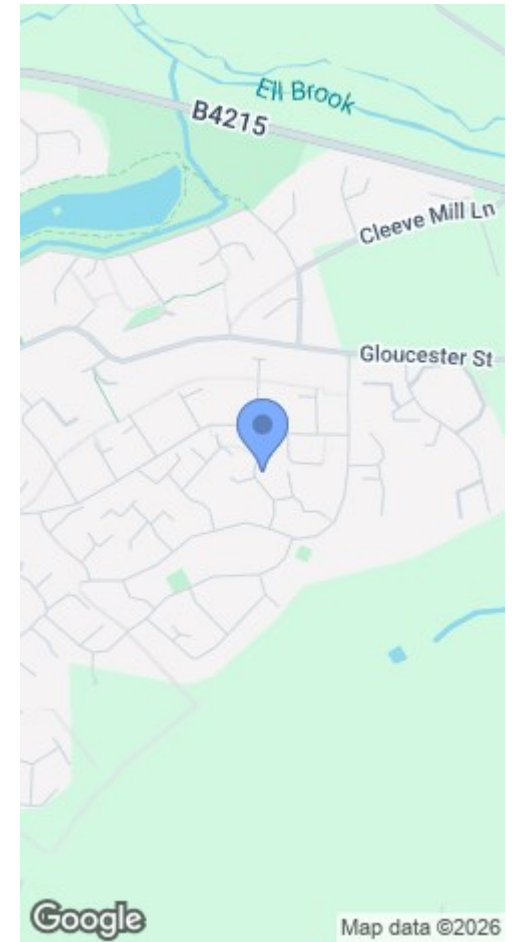
1ST FLOOR



**SG**  
STEVE GOOCH  
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40<sup>th</sup>  
ANNIVERSARY

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Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
		90	76				

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.



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