

Energy Efficiency Rating

England & Wales 2009/10

Current Planned

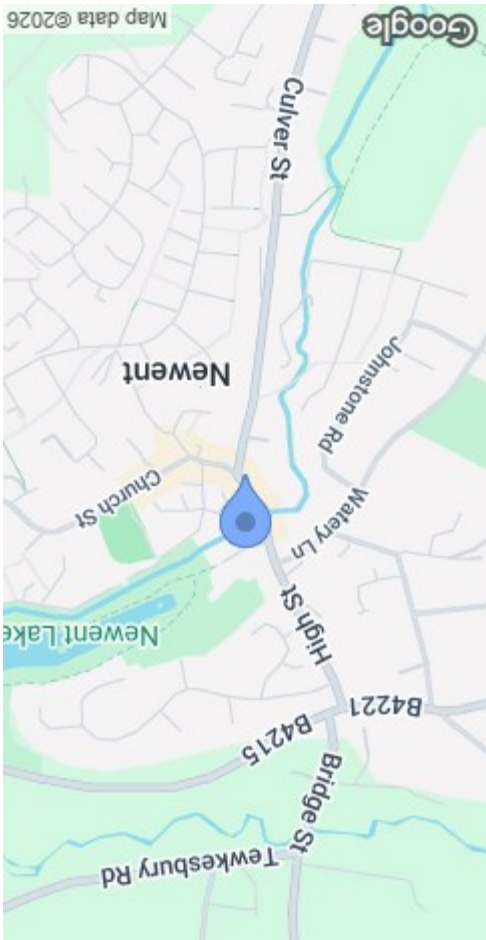
Rating	Current (%)	Planned (%)
A	10.0	15.0
B	15.0	20.0
C	20.0	25.0
D	25.0	30.0
E	30.0	35.0
F	35.0	40.0
G	40.0	45.0

Environmental Impact (CO₂) Rating

England & Wales 2009/10

Current Planned

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Guide Price £165,000

A WELL PRESENTED GRADE II LISTED ONE / TWO BEDROOM TERRACED TOWNHOUSE situated in an EXCELLENT TOWN CENTRE LOCATION with ENCLOSED COURTYARD GARDEN, IDEAL FOR FIRST TIME BUYERS/INVESTORS.

Newent offers a range of shops, supermarkets, 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.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.

The property benefits from being WELL PRESENTED in an EXCELLENT CENTRAL LOCATION, having an OPEN PLAN KITCHEN/DINER, SECONDARY GLAZING THROUGHOUT and LOW MAINTENANCE COURTYARD GARDEN.



ENTRANCE HALL

18'03" x 6'04" (5.56m x 1.93m)

Via part glazed frosted wooden door, power points, electric radiator, under stairs storage cupboard, stairs to first floor, door to the rear courtyard garden. Door to:

WC

Low level WC, wall mounted corner wash hand basin with tiled splash back, extractor fan.

KITCHEN/DINER

16'10" x 8'05" (5.13m x 2.57m)

Range of base, drawer and wall mounted units, rolled edge worktops, built in double oven with four ring electric hob, stainless steel splash back and cooker hood above, space and plumbing for washing machine, integrated fridge and freezer, one and half bowl single drainer sink unit, appliance and power points, electric radiator, television point, inset ceiling spotlights, front aspect wooden sash window with secondary glazing.

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

LANDING

17'03" x 6'05" (5.26m x 1.96m)

Door to airing cupboard housing the hot water tank, electric radiator, power points, front and rear aspect sash windows with secondary glazing. Door to:

BEDROOM 2 / LOUNGE

10'04" x 7'10" (3.15m x 2.39m)

Power points, television point, front aspect sash window with secondary glazing.

BATHROOM

Modern white suite comprising panelled bath enclosed by tiling with shower off the mains above, pedestal wash hand basin, low level WC, part tiled walls, electric heated towel rail, extractor fan.

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

LANDING

5'09" x 5'09" (1.75m x 1.75m)

Door to storage cupboard, exposed beams, Fakro roof light. Door to:

BEDROOM 1

13'04" x 11'00" (4.06m x 3.35m)

Built in double wardrobe with sliding doors, door to storage cupboard, exposed beams, television point, power points, wooden window with secondary glazing.

OUTSIDE

South west facing patio courtyard garden enclosed by fencing.

SERVICES

Mains water, electricity and drainage.

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 the Newent office continue along the High Street into Broad Street where the property can be found on your 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.