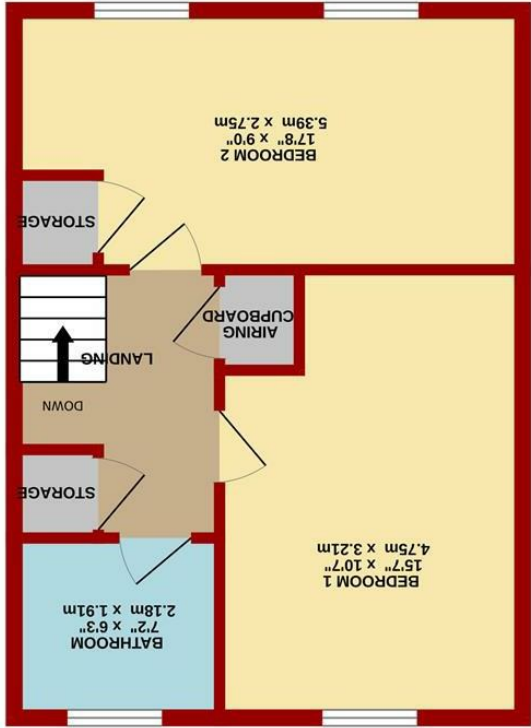
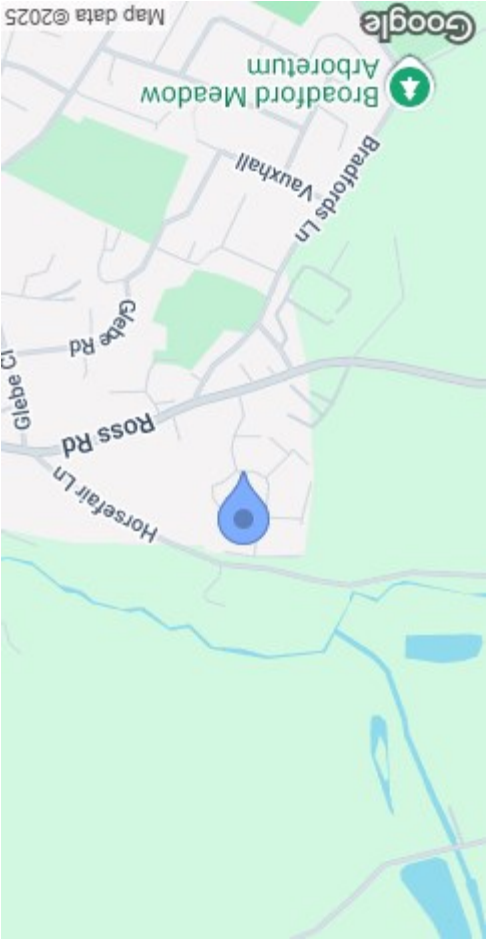
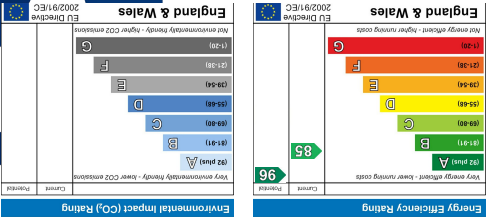
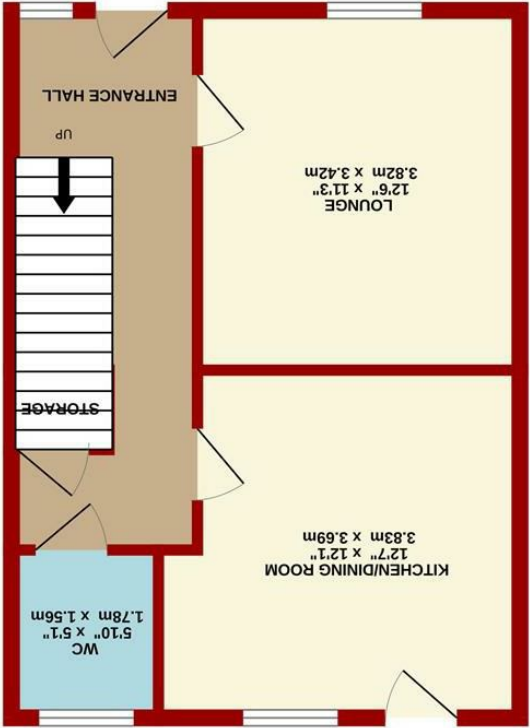


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



1ST FLOOR  
435 sq.ft. (40.5 sq.m.) approx.



GROUND FLOOR  
435 sq.ft. (40.5 sq.m.) approx.





£235,000

CONSTRUCTED IN 2019 is this SPACIOUS TWO DOUBLE BEDROOM MID-TERRACED HOUSE designed as a HOME FOR LIFE with WIDE DOORWAYS, SPACIOUS CORRIDORS, TWO LARGE DOUBLE BEDROOMS, DOWNSTAIRS CLOAKROOM, PRIVATE REAR GARDEN, SIDE BY SIDE PARKING SPACES TO THE FRONT, 16 PANEL SOLAR ARRAY with BATTERY STORAGE FACILITY.

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 the property via composite double glazed front door into:

#### ENTRANCE HALL

18'9 x 6'6 (5.72m x 1.98m)

Stairs leading off, single radiator, under stairs shoe and coat storage area, door to under stairs cupboard housing consumer unit, battery storage, space for tumble dryer, front aspect window.

#### LOUNGE

12'6 x 10'9 (3.81m x 3.28m)

Radiator, front aspect window.

#### CLOAKROOM

5'2 x 5'9 (1.57m x 1.75m)

WC, sink with splashbacks, shaving light point, radiator, rear aspect frosted window.

#### KITCHEN / DINING ROOM

12'2 x 12'1 (3.71m x 3.68m)

Range of base and wall mounted units with laminated worktops and tiled splashbacks, space for tall fridge / freezer, integrated oven with four ring gas hob and extractor fan over, plumbing for washing machine and dishwasher, space for dining table and chairs, double radiator, rear aspect window and half glazed door to the rear gardens.

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

#### LANDING

Single radiator, access to roof space, door to storage cupboard, door to airing cupboard.

#### MASTER BEDROOM

15'7 x 10'6 (4.75m x 3.20m)

Radiator, rear aspect window.

#### BEDROOM 2

17'8 x 9'0 (5.38m x 2.74m)

Built-in storage cupboard, single radiator, TV point, two front aspect windows.

#### BATHROOM

6'9 x 6'1 (2.06m x 1.85m)

White suite comprising panelled bath with mixer tap and inset shower system over, WC, vanity wash hand basin with cupboard below, mirrored medicine cabinet, tiled splashbacks, chrome heated towel rail, extractor fan, rear aspect frosted window.

#### OUTSIDE

There are two side by side parking spaces. There is a small front garden laid to lawn with a purple chipped area and a pathway to the front door with canopy over the entrance. There is an EV charging point to the front. To the front and back of the property, there is a 16 panel solar array with battery storage facility. A pedestrian alleyway leads into the rear garden which is designed for low maintenance with small patio seating area and lawns enclosed by close board fencing.

#### SERVICES

Mains electricity, gas, water and drainage.

#### AGENT'S NOTE

The property benefits from having solar panels with 9.5 kwh battery, 5 kw inverter and a 6.8 kw solar array. There are 10 years remaining on the warranty for the battery and inverter. The owner currently receives 15p per k/w/h back from the grid, providing free electricity for most of the year.

#### 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.

#### MAINTENANCE CHARGE

A maintenance charge of approximately £335 per annum is payable to cover maintenance of the communal areas.

#### 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 office, proceed to the top traffic lights, turning left onto the B4221 (Ross Road), turning right after Picklenash Primary School into Valegro Avenue, where the property will be located on the right hand side 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).

#### AWAITING VENDOR APPROVAL

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

