



10 Russett Way
Newent GL18 1TS



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £219,995

A THREE BEDROOM END TERRACED HOUSE with CONSERVATORY, SOUTHERLY FACING GARDEN, CAR PORT and OFF ROAD PARKING, situated in a CUL-DE-SAC LOCATION, 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 frosted UPVC double glazed door into:

ENTRANCE HALL

Wood effect laminate flooring, stairs to the first floor.

LOUNGE

12'8 x 12'5 (3.86m x 3.78m)

Radiator, power points, television point, UPVC double glazed front aspect bay window. Part glazed wooden door leads to:

KITCHEN / DINING ROOM

15'3 x 8'7 (4.65m x 2.62m)

Range of base, wall and drawer mounted units, single bowl single drainer sink unit with mixer tap over, four ring hob with extractor fan over, built-in microwave, grill and oven, built-in fridge / freezer, built-in dishwasher and washing machine, cupboard housing the Worcester gas-fired boiler, space for table and chairs, door giving access to good sized storage cupboard under the stairs, rear aspect UPVC double glazed window, rear aspect double glazed UPVC door to:

CONSERVATORY

14'0 x 8'9 (4.27m x 2.67m)

UPVC construction, wood effect laminate flooring, radiator, double UPVC doors to the south east facing rear garden.

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

LANDING

Access to loft space, door to airing cupboard with shelving.

BEDROOM 1

12'5 x 8'7 (3.78m x 2.62m)

Radiator, UPVC double glazed window overlooking the rear garden.

BEDROOM 2

9'2 x 8'8 (2.79m x 2.64m)

Radiator, front aspect UPVC double glazed window.

BEDROOM 3

6'4 x 6'3 (1.93m x 1.91m)

Radiator, wooden door giving access to a good sized over stairs storage cupboard.

SHOWER ROOM

Corner shower with shower over, wash hand basin with cupboards below, low-level WC, heated towel rail, tiled flooring, rear aspect frosted UPVC double glazed window.

OUTSIDE

To the front, there is a car port and parking space to the right hand side of the car port. A short walk leads to the property where there is a slabbed pathway to the front door with lawned area. A metal gate to the left hand side of the property gives access to the south east facing rear garden. The rear garden has a raised decked area, ideal for seating, garden shed, lawned area, all enclosed by wood panelled fencing.

SERVICES

Mains water, electricity, 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: 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.

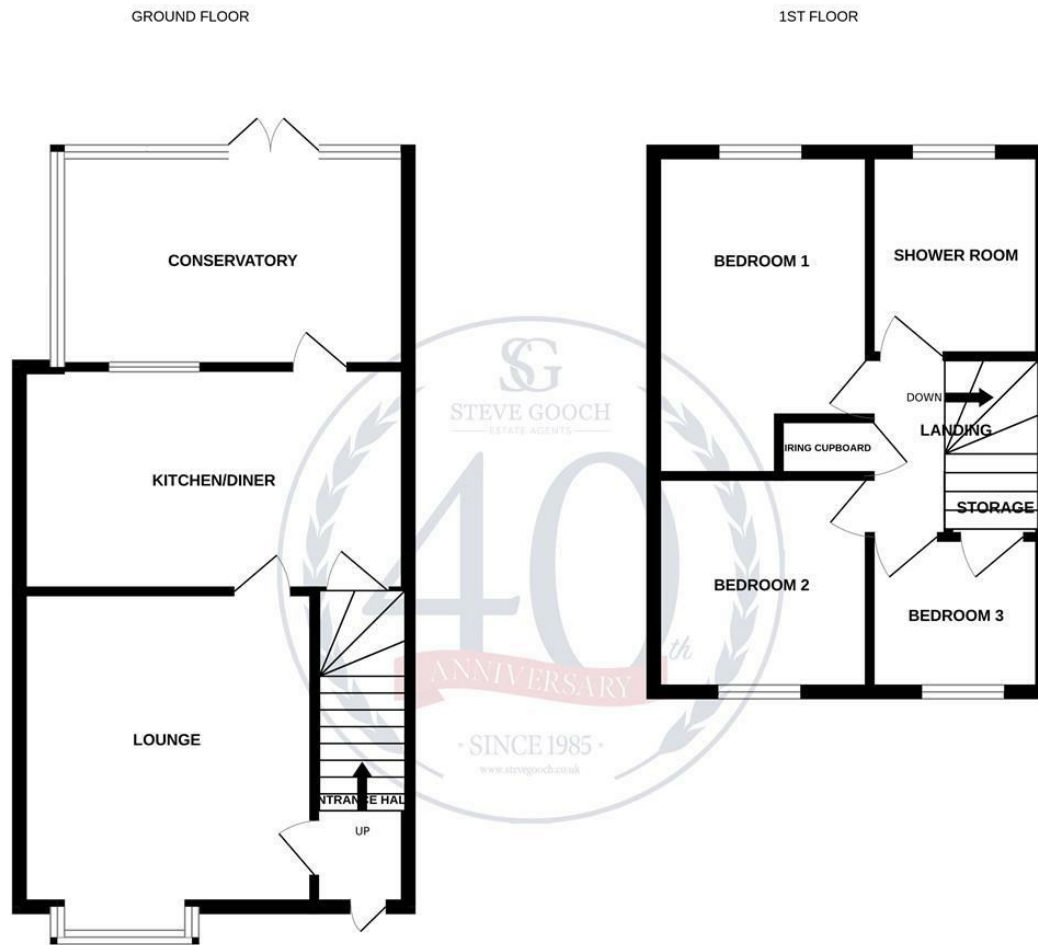
DIRECTIONS

From our Newent office, proceed along the High Street, into Broad Street, into Church Street and then into Gloucester Street turning right into Onslow Road. Proceed along here, taking the fourth turning right into Russett Way. Follow the road to the top, turn left and the property can be found on the left hand side as marked by our 'For Sale' board.

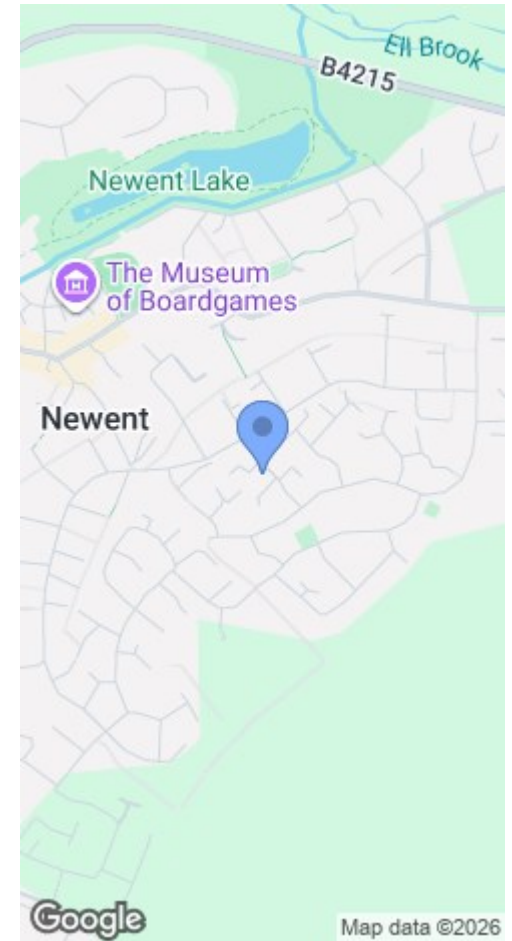
PROPERTY SURVEYS

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





Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	82	England & Wales		EU Directive 2002/91/EC	

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.