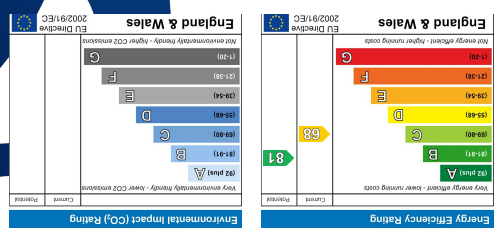
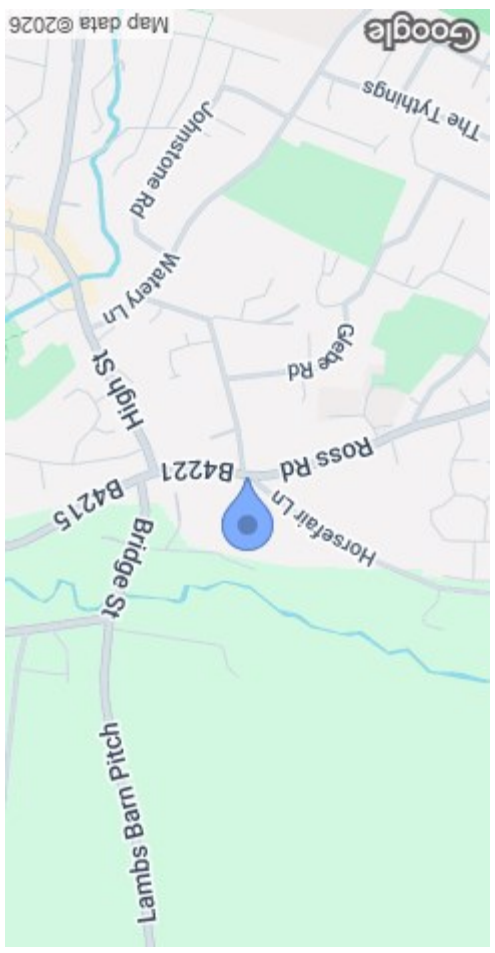
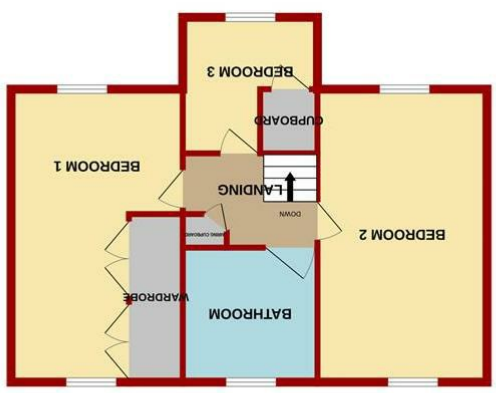
4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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

GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Maysville Horse Fair Lane
Newent GL18 1RG

STEVE GOOCH
ESTATE AGENTS | EST 1985

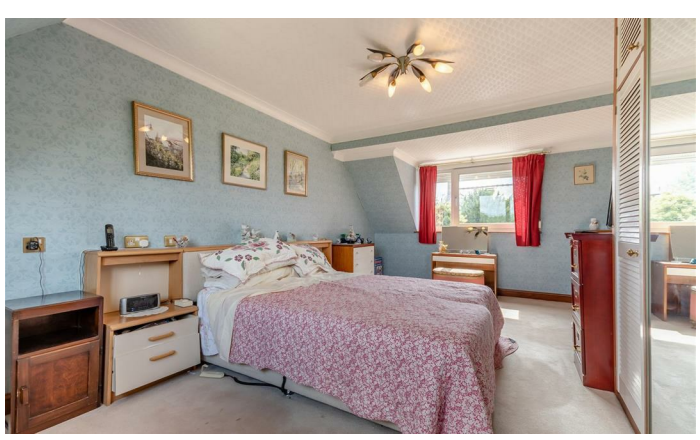
Price Guide £445,000

INDIVIDUAL THREE-BEDROOM DETACHED HOME, set within a LOVELY PRIVATE PLOT EXTENDING TO APPROXIMATELY ONE THIRD OF AN ACRE, offering GENEROUSLY SIZED BEDROOMS, ATTRACTIVE MATURE GARDENS, AMPLE OFF-ROAD PARKING and a DOUBLE GARAGE. The property offers EXCELLENT POTENTIAL FOR UPDATING AND MODERNISATION to create a superb family home, all being offered with NO ONWARD CHAIN.

Newent offers a good range of everyday amenities including shops, supermarkets, primary and secondary schools, healthcare facilities, a library and various sporting and leisure opportunities.

Gloucester is approximately 10 miles away and Cheltenham around 17 miles, with Ross-on-Wye, Ledbury and Monmouth also within easy driving distance. The area is well placed for enjoying May Hill, the Malvern Hills, the Forest of Dean and the River Wye.

Excellent road links are available via the M50, approximately 3.5 miles away, connecting with the M5 and wider motorway network. Railway stations at Ledbury and Gloucester provide services to major cities, including London.



Entrance via fully glazed frosted door into:

ENTRANCE HALL
8'11 x 8'0 (2.72m x 2.44m)
Radiator, gas fired central heating and domestic hot water boiler.

LIVING ROOM
24'10 x 11'2 (7.57m x 3.40m)
Fireplace with inset electric fire, radiators, front, side and rear aspect windows with outlook over the gardens, full glazed French doors to the side aspect.

SITTING ROOM
11'5 x 11'2 (3.48m x 3.40m)
Radiator, coving, front aspect window.

KITCHEN / BREAKFAST ROOM
12'11 x 11'11 (3.94m x 3.63m)
One and a half bowl single drainer sink unit with mixer tap over, cupboards below, range of base and wall mounted units, electric double oven, four ring gas hob, Meli dishwasher, single radiator, rear aspect window overlooking the gardens, frosted door into:

UTILITY
9'10 x 8'10 (3.00m x 2.69m)
Stainless steel single drainer sink unit with mixer tap over, cupboard and drawers below, plumbing for automatic washing machine, space for tumble dryer, fitted storage cupboard, radiator, fully glazed door through to the rear.

CLOAKROOM
Coloured suite to comprise of close coupled WC, wash hand basin, radiator, front aspect frosted window.

CONSERVATORY
10'8 x 8'1 (3.25m x 2.46m)
Tiled flooring, radiator, doors to the garden.

FROM THE ENTRANCE HALL, EASY TREAD STAIRWAY LEADS TO THE FIRST FLOOR.

LANDING
Built-in storage cupboard with Lagged water tank, storage, access to roof space via ladder.

BEDROOM 1
19'4 x 11'9 (5.89m x 3.58m)
Radiator, built-in wardrobes to one wall with various hanging rails and shelving, front and rear aspect windows over the garden.

BEDROOM 2
19'4 x 11'11 (5.89m x 3.63m)
Radiator, front and rear aspect windows.

BEDROOM 3
11 x 8 (3.35m x 2.44m)
Range of built-in storage cupboards, front aspect window.

FAMILY BATHROOM
11 x 8 (3.35m x 2.44m)
Coloured suite comprising of bath, fitted shower cubicle, tiled surround, bidet, close coupled WC, vanity wash hand basin, draws and cupboards below, radiator, heated towel rail, rear aspect frosted window.

OUTSIDE
To the front of the proeprty is a tarmac driveway / turning area, suitable for the parking of several vehicles, leading to:

DOUBLE GARAGE
19'6 x 17'4 (5.94m x 5.28m)
Two roller shutter doors, power and lighting, further roller shutter door with access through to the gardens.

Lovely garden surround with paved patio areas, lawned areas, flower borders and mature shrubs, bushes and trees, gravelled garden area, vegetable produce area, summer house, further original single garage, greenhouse, natural hedging surround.

SERVICES
Mains electric and water, gas 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.

LOCAL AUTHORITY
Council Tax Band: e
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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From our Newent office proceed right along the High Street until reaching the traffic lights, turn left into Ross Road, where after a couple hundred meters the property can be found on the left marked by our 'For Sale' board.

what3words ///responses.serious.suggested

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