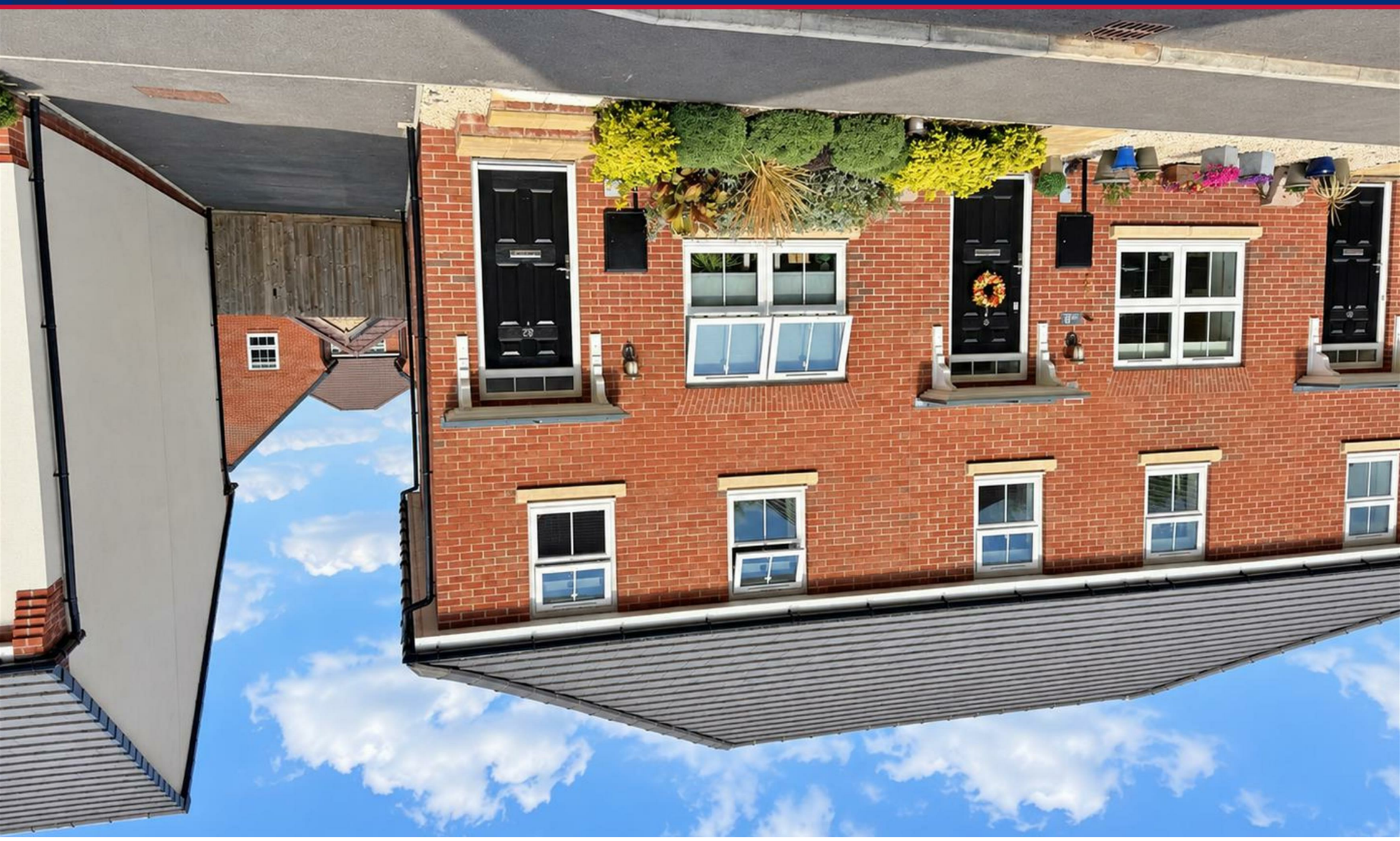
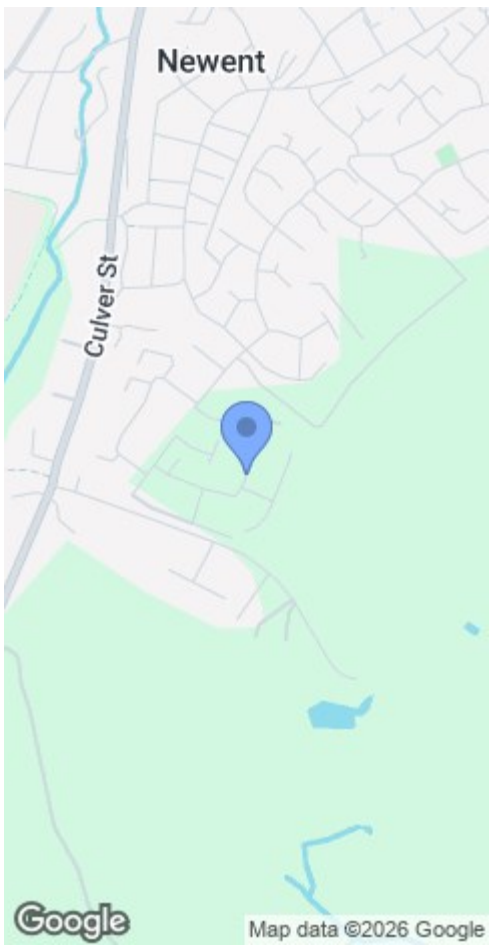
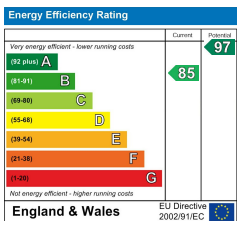
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Newent GL18 1UJ

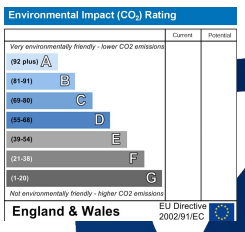
STEVE GOOCH
ESTATE AGENTS | EST 1985











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.

£240,000

A THREE BEDROOM END OF TERRACED HOUSE having SEVEN YEAR NHBC GUARANTEE REMAINING, SPACIOUS KITCHEN / DINING ROOM, MASTER EN-SUITE, ENCLOSED GARDENS, OFF ROAD PARKING, 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.















Front door leads into:

ENTRANCE HALL
Single radiator. Door to:

CLOAKROOM
5'1 x 3'0 (1.55m x 0.91m)
WC, wash hand basin with mixer tap, radiator, extractor fan.

LOUNGE
15'1 x 12'3 (4.60m x 3.73m)
Double and single radiator, door to understairs storage cupboard, front aspect window.

KITCHEN / DINING ROOM
15'7 x 10'10 (4.75m x 3.30m)
Range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated washing machine, dishwasher, oven with four ring gas hob, extractor fan over, fridge / freezer, appliance points, laminate flooring, single radiator, rear aspect windows, double opening French doors to the gardens.

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

LANDING

MASTER BEDROOM
10'9 x 10'7 (3.28m x 3.23m)
Radiator, over stairs storage, two rear aspect windows. Door to:

EN-SUITE
6'11 x 4'7 (2.11m x 1.40m)
Double shower cubicle, tiled splashbacks and inset shower system, vanity wash hand basin and mixer tap, cupboard below, WC, heated towel rail, extractor fan.

BEDROOM TWO
12'9 x 8'1 (3.89m x 2.46m)
Wardrobe recess, single radiator, front aspect window.

BEDROOM THREE
7'6 x 7'2 (2.29m x 2.18m)
Radiator, front aspect window.

BATHROOM
7'2 x 5'11 (2.18m x 1.80m)
Panelled bath, inset shower system, WC, wash hand basin with mixer tap, heated towel rail, extractor fan.

OUTSIDE
The garden is laid to lawn with patio area, outside tap, garden shed, all enclosed by wood panel fencing. Gate to parking area with driveway for two vehicles.

SERVICES
Mains water, electricity, 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 - 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 into Gloucester Street taking the first right onto Onslow Road and then left onto Meek Road. Proceed along this road to the very end and turn right onto Manor Road, where the property can found on the left 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).