

1 Nanfan & Dobyn High Street
Newent GL18 1TF

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £190,000

A TWO BEDROOM END TERRACE HOUSE situated in a POPULAR LOCATION, offered with NO ONWARD CHAIN, NEW GAS BOILER, LOW MAINTENANCE GARDENS, GARAGE and TWO ALLOCATED PARKING SPACES, all within EASY WALKING DISTANCE of the HISTORIC MARKET TOWN OF NEWENT.

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.















Enter the property via UPVC double glazed front door into:

ENTRANCE HALL
Telephone point, alarm control pad, turning staircase leading off, double radiator. Door into:

KITCHEN
9'1" x 6' (2.77m x 1.83m)
Comprising a range of base and wall mounted units, laminated work tops, tiled splash backs, one and a half bowl single drainer sink with mixer tap, plumbing for washing machine, integrated oven with four ring gas hob, extractor fan over, integrated fridge, Glow-Worm gas-fired combi boiler, tiled floor, front aspect window.

Door from hallway leading to:

LOUNGE/DINER
13' 6" x 12' (3.96m 1.83m x 3.66m)
TV point, radiator, louvre door to large under stairs storage cupboard with shelving and work bench area, TV point, rear aspect window, double glazed back door to the gardens.

FROM THE ENTRANCE HALL, TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING
Access to roof space, radiator, door to airing cupboard with hot water tank/storage space.

BEDROOM ONE
12'2" x 10'5" (3.71m x 3.18m)
With built-in dressing table, chest of drawers and wardrobes, radiator, rear aspect window with fitted blinds.

BEDROOM TWO
12' x 5'9" (3.66m x 1.75m)
Single radiator, front aspect window with fitted blinds.

BATHROOM
6' x 5' (1.83m x 1.52m)
Panelled bath with Triton electric shower over, WC, wash hand basin, radiator, front aspect frosted window.

OUTSIDE
A canopy over the front door.
Gardens to the rear of the property have a gravelled area to the side, outside water tap, main gardens are low maintenance with patio area, gravel beds and steps lead up to upper part of the garden which again is laid to gravel for easy maintenance. Enclosed by fencing and stone walling, with double glazed personal door into:

SINGLE GARAGE
16'6" x 8'2" (5.03m x 2.49m)
Accessed to the front via electric roller door, fully dry lined, power and lighting, roof storage space.

Two allocated parking spaces, one to the front of the garage and one adjacent.

SERVICES
Mains water, drainage, electricity 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: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

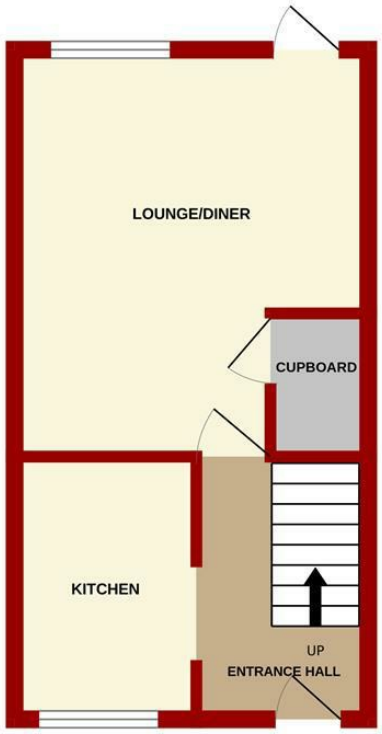
TENURE
Freehold.

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.

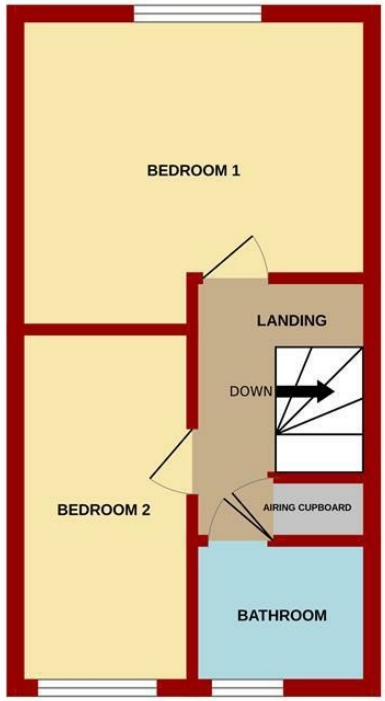
DIRECTIONS
From our Newent office, proceed up the High Street towards the traffic lights and the property will be found on your right hand side as marked by our 'For Sale' board.

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

GROUND FLOOR

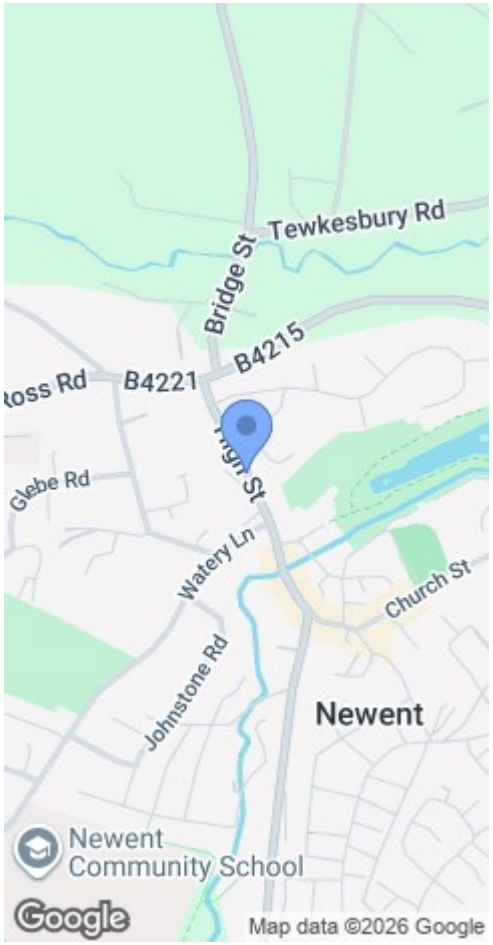


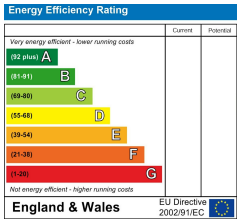
1ST FLOOR

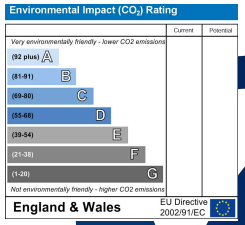


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Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy 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.