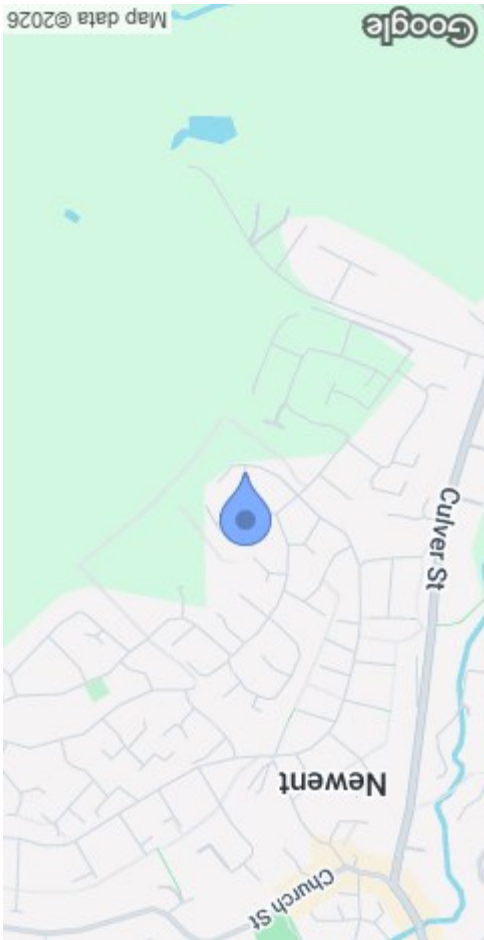


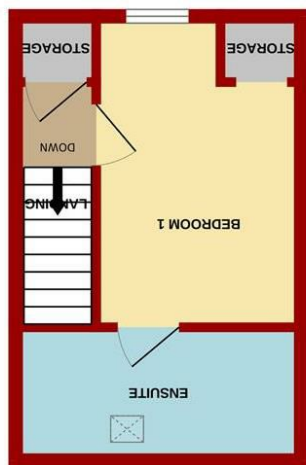


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

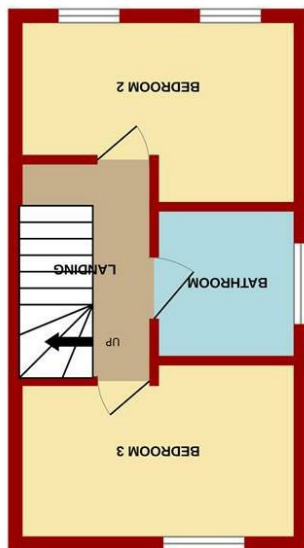
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 49-54 F: 35-48 G: 1-34	 A: 1-10 B: 11-20 C: 21-30 D: 31-40 E: 41-50 F: 51-60 G: 61-70



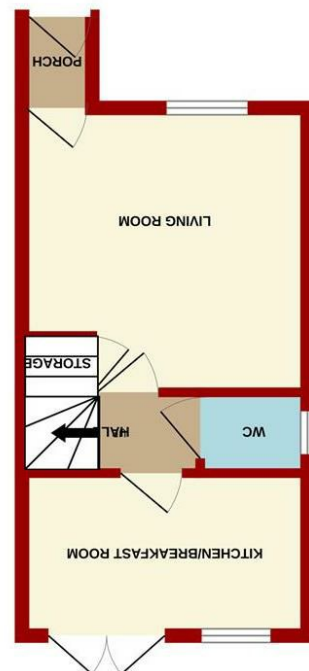
Measurements are approximate. Not to scale. Illustrative purposes only.  
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2ND FLOOR



1ST FLOOR



GROUND FLOOR



3 Town Farm Road  
 Newent GL18 1TT

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Guide Price £239,995

A THREE DOUBLE BEDROOM THREE STOREY TOWN HOUSE having MASTER EN-SUITE, KITCHEN / BREAKFAST ROOM, OFF ROAD PARKING FOR TWO VEHICLES, ENCLOSED GARDEN, situated in a POPULAR RESIDENTIAL LOCATION WITH AN OPEN OUTLOOK TO THE FRONT.

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 part glazed door into:

### ENTRANCE PORCH

Radiator, coat hanging space. Door to:

### LOUNGE

14'7 x 11'10 (4.45m x 3.61m)

Television point, radiator, wall mounted electric fire, under stairs storage cupboard, front aspect UPVC double glazed window. Door to:

### INNER HALLWAY

Door to:

### CLOAKROOM

Low-level WC, wall mounted wash hand basin with tiled splashback, extractor fan, stairs to the first floor. Door to:

### KITCHEN / BREAKFAST ROOM

11'10 x 8'10 (3.61m x 2.69m)

Comprising range of units, cupboard housing Ideal Logic boiler, one and a half bowl single drainer sink unit, electric cooker with four ring gas hob above, plumbing for washing machine, space for fridge / freezer, space for table and chairs, radiator, rear aspect UPVC double glazed window, rear aspect UPVC double glazed doors.

FROM THE INNER HALLWAY, STAIRS GIVE ACCESS TO THE FIRST FLOOR.

### LANDING

Stairs to the second floor.

### BEDROOM 2

11'10 x 10'5 max (3.61m x 3.18m max)

Radiator, two front aspect UPVC double glazed windows.

### BEDROOM 3

11'10 x 7'8 (3.61m x 2.34m)

Radiator, rear aspect UPVC double glazed window.

### BATHROOM

White suite comprising low-level WC, pedestal wash hand basin, panelled bath with shower over, partly tiled walls, extractor fan, heated towel rail, side aspect frosted double glazed window.

FROM THE FIRST FLOOR LANDING, STAIRS LEAD TO THE SECOND FLOOR.

### SECOND FLOOR LANDING

Door to good sized storage cupboard.

### BEDROOM 1

16'8 x 8'6 (5.08m x 2.59m)

Radiator, access to loft space, front aspect UPVC double glazed window. Door to:

### EN-SUITE SHOWER ROOM

Suite comprising corner shower cubicle with rainfall head shower, low-level WC, pedestal wash hand basin, heated towel, rear aspect roof light.

### OUTSIDE

A slabbed pathway leads to the front door, where there is a small lawned area. To the left of the lawned area, there is a tarmac driveway suitable for the off road parking of two vehicles. A side gate gives access to the rear garden where there is a patio area, lawned area, outside tap, garden shed, all enclosed by wood panel fencing.

### SERVICES

Mains electricity, gas, water 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: C  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Leasehold - 999 years from 1st January 2016. Lease term remaining - 989 years.

### GROUND RENT AND MAINTENANCE CHARGE

£150 per annum ground rent.

£150 per annum to cover maintenance of the communal areas.

### AGENT'S NOTE

The freehold can be purchased at a cost of approximately £2,000.

### 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 and into Gloucester Street, taking the first right into Onslow Road. Proceed along, taking the second left into Meek Road. Follow Meek Road to the end, turning first left into Manor Road, then first right into Town Farm Road where the property will be found 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.