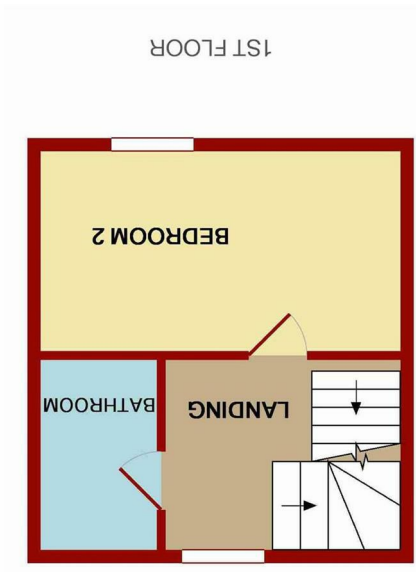
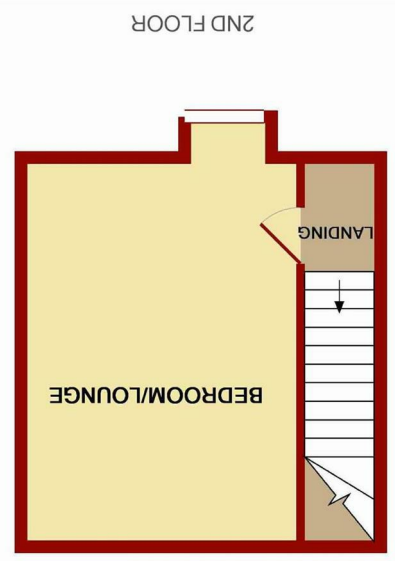
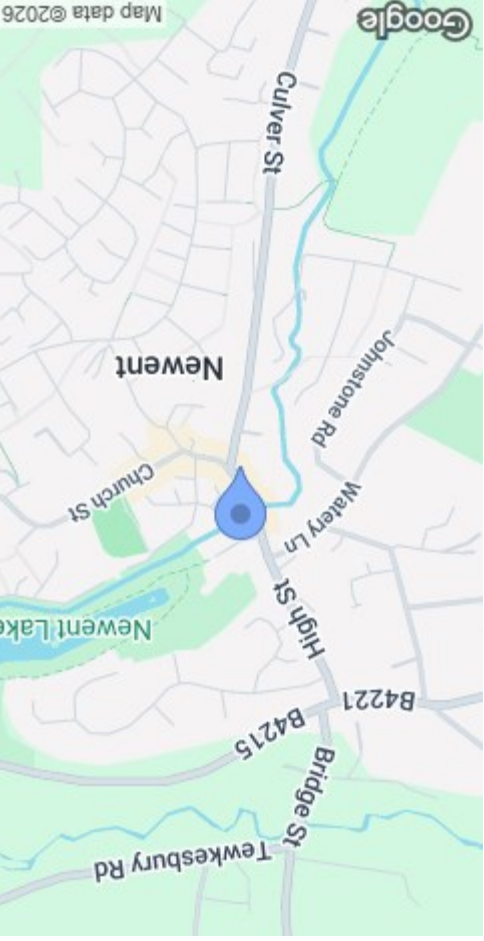




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47</td></tr> <tr><td>B</td><td>48-57</td></tr> <tr><td>C</td><td>58-67</td></tr> <tr><td>D</td><td>68-77</td></tr> <tr><td>E</td><td>78-87</td></tr> <tr><td>F</td><td>88-97</td></tr> <tr><td>G</td><td>98-100</td></tr> </table>	A	39-47	B	48-57	C	58-67	D	68-77	E	78-87	F	88-97	G	98-100	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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20 Broad Street
 Newent GL18 1AJ

Guide Price £165,000

A GRADE II LISTED THREE STOREY SPACIOUS TWO BEDROOM TERRACED TOWNHOUSE with COURTYARD REAR GARDEN, IDEAL OPPORTUNITY FOR A FIRST TIME BUYER OR INVESTOR.

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.



Access to the property via a wooden door into:

DINING ROOM/LOUNGE

13'9" x 7'6" (4.19 x 2.29)

Wall mounted electric heater, telephone point, front aspect window.

INNER HALLWAY

Door to understairs cupboard, stairs lead to the first floor, wall mounted electric heater, rear aspect window, door to courtyard garden.

KITCHEN

8'9" x 5'6" (2.67 x 1.68)

Fitted kitchen with a rolled edge worksurface, stainless steel sink and drainer unit, mixer tap above, integral fridge and fridge/freezer, built in electric grill and oven, electric hob, stainless steel splashback and cooker hood above, spot lighting, vinyl flooring, integral washing machine.

LANDING

Wall mounted electric heater, stairs lead to the second floor, two rear aspect windows.

BEDROOM 2

13'3" x 7'11" (4.04 x 2.41)

Electric wall mounted heater, front aspect window.

BATHROOM

8'10" x 4'9" (2.69 x 1.45)

White suite comprising close coupled wc, pedestal wash hand basin with shower over, wall mounted mirror, extractor fan, tiled splashback, heated towel rail, vinyl flooring.

LANDING

Airing cupboard housing the boiler.

LOUNGE/BEDROOM 1

16'11" x 10'9" (5.16 x 3.28)

Wall mounted heater, tv point, electric heater, front aspect window.

OUTSIDE

There is a paved rear courtyard garden area with fencing surround.

SERVICES

Mains water, electricity 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

To be advised.

LOCAL AUTHORITY

Council Tax Band: To be advised.
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG. Tel: 01594 810000

VIEWING

Strictly through the Owners Sole Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday.

DIRECTIONS

From Newent office proceed along the High Street, into Broad Street and just after Stokes Mews the property can be found on the right hand side.

PROPERTY SURVEY

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.