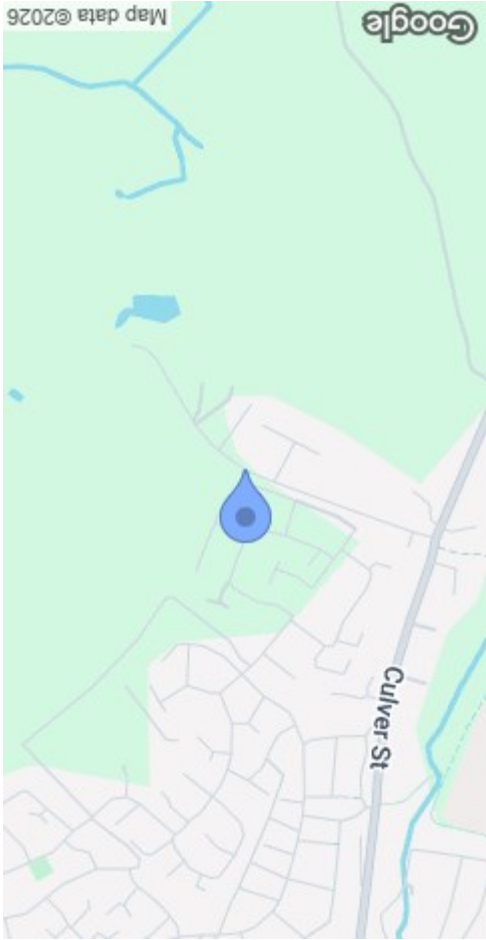


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Target
EU Directive 2002/91/EC			
Very energy efficient - low running costs		A	A
(93-100 kWh/m ² per year)			
Energy efficient		B	B
(81-92 kWh/m ² per year)			
Decent		C	C
(69-80 kWh/m ² per year)			
Average		D	D
(55-68 kWh/m ² per year)			
Below average		E	E
(45-54 kWh/m ² per year)			
Poor		F	F
(35-44 kWh/m ² per year)			
Very poor		G	G
(31-34 kWh/m ² per year)			
EU Directive 2002/91/EC			
Very energy efficient - low running costs		A	A
(93-100 kWh/m ² per year)			
Energy efficient		B	B
(81-92 kWh/m ² per year)			
Decent		C	C
(69-80 kWh/m ² per year)			
Average		D	D
(55-68 kWh/m ² per year)			
Below average		E	E
(45-54 kWh/m ² per year)			
Poor		F	F
(35-44 kWh/m ² per year)			
Very poor		G	G
(31-34 kWh/m ² per year)			



Measurements are approximate. Not to scale. Illustrative purposes only.
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GROUND FLOOR



The Bungalow Southend Lane
Newent GL18 1JD

Guide Price £425,000

A RARE OPPORTUNITY to acquire a FOUR BEDROOM DETACHED BUNGALOW, situated in a LARGE PLOT AMOUNTING TO approximately HALF AN ACRE. The bungalow is in need of EXTENSIVE UPDATING AND MODERNISATION, however, the site COULD BE RIPE FOR DEVELOPMENT SUBJECT TO OBTAINING THE NECESSARY PLANNING PERMISSION (as the surrounding land has recently had building approval), AMPLE PARKING, GARAGE, WORKSHOP situated in a COUNTRYSIDE SETTING, YET WITHIN EASY WALKING DISTANCE OF NEWENT TOWN CENTRE.

Newent offers a range of shops, supermarkets, 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.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.



Entrance via solid timber door through to:

ENTRANCE HALL

Two double radiators, two front aspect frosted windows.

CLOAKROOM

Low-level WC, wash hand basin, tiled splashback (presently not working), front aspect frosted window.

LOUNGE

25'10 x 11'10 (7.87m x 3.61m)

Fireplace with raised hearth, mantle over, display plinth to either side, two double radiators, front, side and rear aspect windows overlooking the gardens. Half glazed door through to the rear.

DINING ROOM

11'11 x 11'1 (3.63m x 3.38m)

Single radiator (not working), door to the rear garden, rear aspect window.

KITCHEN

12'0 x 11'11 (3.66m x 3.63m)

Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated four ring electric hob, cooker hood above, integrated dishwasher, plumbing for washing machine, gas-fired central heating and domestic hot water boiler, rear aspect window with outlook over the gardens.

BEDROOM 1

11'11 x 8'8 minimum (3.63m x 2.64m minimum)

Single radiator, rear aspect window, door through to workshop and door to:

EN-SUITE SHOWER ROOM

Shower cubicle, electric shower, tiled surround, close coupled WC, pedestal wash hand basin, heated towel rail, fully tiled walls.

BEDROOM 2

11'11 x 10'10 (3.63m x 3.07m)

Single radiator, rear aspect window overlooking the gardens.

BEDROOM 3

11'5 x 10'10 (3.48m x 3.30m)

Single radiator, front aspect window.

BEDROOM 4

11'5 x 8'1 (3.48m x 2.46m)

Single radiator, front aspect window.

BATHROOM

8'4 x 8'1 (2.54m x 2.46m)

Corner bath, tiled surround, shower cubicle and tray with electric shower, close coupled WC, wash hand basin, heated towel rail, front aspect frosted window.

OUTSIDE

To the front of the property, there is a driveway with ample parking and turning for several vehicles which leads to:

ATTACHED SINGLE GARAGE

14'1 x 9'1 (4.29m x 2.77m)

Accessed via an up and over door, power and lighting, door gives access through to:

WORKSHOP

20'0 x 9'1 (6.10m x 2.77m)

Power and lighting, access to roof space, personal door through to bedroom one, side aspect window, part glazed door through to the rear garden.

To the side of the garage there is a substantial concrete hardstanding which offers many uses.

To the front of the property, there is a garden area, mainly laid to lawn with mature trees and part hedging. Access to the side leads through to the rear of the property where there is a small paved patio area, large lawned area, fencing surround. The rear is southerly facing so is very sunny.

To one side, there is access through to a small paddock area with a redundant outbuilding and fencing surround. The paddock can also be accessed by a separate five bar gate.

The whole plot amounts to approximately half an acre.

SERVICES

Mains water, drainage and electric. Gas fired heating.

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:
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 Culver Street, turning left into Southend Lane. Proceed along the lane and the bungalow will be found on your right 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.