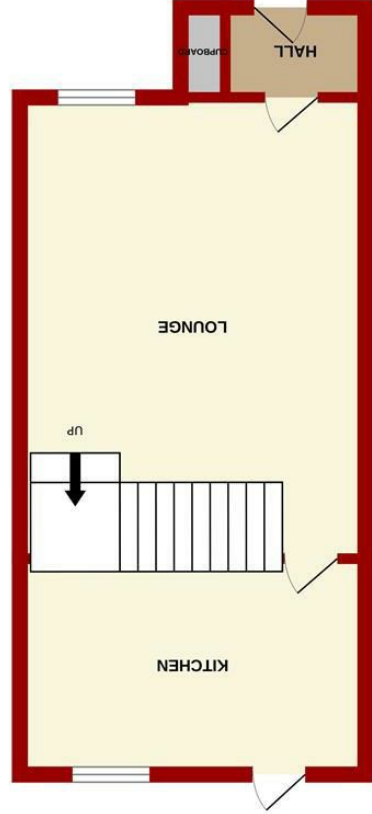
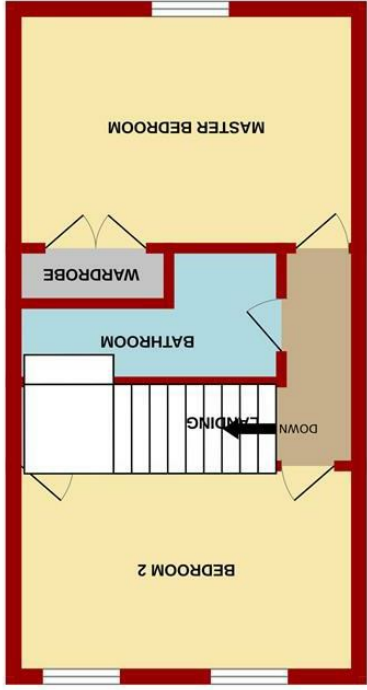
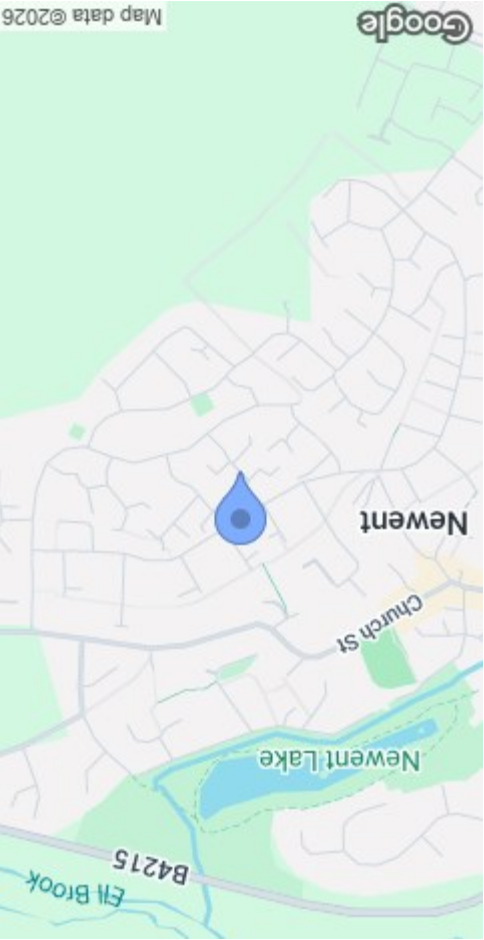




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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) Very energy efficient - low energy costs B (81-91) Energy efficient - low energy costs C (69-80) Reasonably energy efficient - moderate energy costs D (55-68) Decent energy efficiency - average energy costs E (39-54) Poor energy efficiency - high energy costs F (21-38) Very poor energy efficiency - very high energy costs G (1-20) Extremely poor energy efficiency - extremely high energy costs	 A (10-35) Very low CO <sub>2</sub> emissions B (36-47) Low CO <sub>2</sub> emissions C (48-65) Moderate CO <sub>2</sub> emissions D (66-83) Average CO <sub>2</sub> emissions E (84-101) Above average CO <sub>2</sub> emissions F (102-129) High CO <sub>2</sub> emissions G (130-152) Very high CO <sub>2</sub> emissions



33 Russett Way  
 Newent GL18 1TS



STEVE GOOCH  
 ESTATE AGENTS | EST 1985

## Guide Price £185,000

CHARACTERFUL TWO BEDROOM MID TERRACE COTTAGE STYLE PROPERTY featuring original features such as ROUGHCAST WALLS, EXPOSED TIMBERS and TRADITIONAL WOODEN LATCH DOORS with BEAUTIFUL 30' ENCLOSED COTTAGE-STYLE GARDENS, OFF-ROAD PARKING and a BARN STYLE CAR PORT close by, all being offered with NO ONWARD CHAIN.

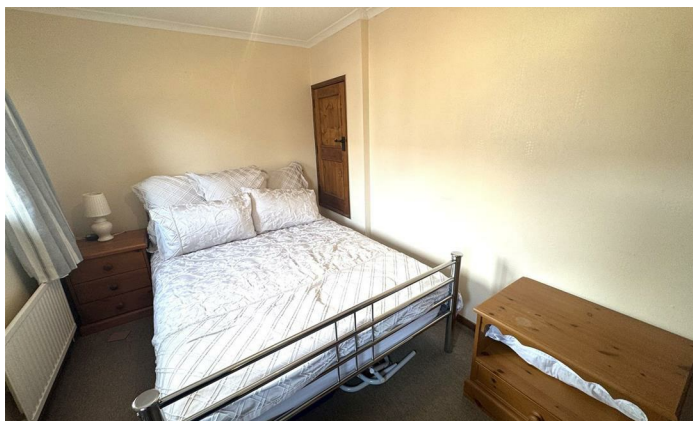
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, 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.



Entrance via part glazed UPVC double glazed door to:

### ENTRANCE HALL

Single radiator, coats cupboard with hanging rail, door to:

### LIVING ROOM

17'2 x 12'7 (5.23m x 3.84m )

Double radiator, exposed brick work and timber ceiling, roughcast rendered walls, front aspect window, door through to:

### KITCHEN

12'7 x 7'4 (3.84m x 2.24m )

Single drainer sink unit with mixer tap and cupboard under, range of base and wall mounted units, fitted washing machine, gas cooker with four ring hob over, wall mounted gas fired central heating and domestic hot water boiler, exposed timbers, roughcast walls, double radiator, rear aspect window overlooking the garden, half glazed UPVC doors to the outside.

FROM THE LIVING ROOM, EASY TREAD STAIR WAY GIVES ACCESS TO THE FIRST FLOOR.

### LANDING

Access to roof space.

### BEDROOM 1

12'7 x 8'9 (3.84m x 2.67m )

Single radiator, built-in double wardrobe, hanging rail and shelving, central fan and light, front aspect window.

### BEDROOM 2

12'7 x 7'6 (3.84m x 2.29m )

Built-in cupboard over the stairs, single radiator, two rear aspect windows.

### BATHROOM

White suite with modern panelled bath, electric shower over, tiled surround, pedestal wash hand basin, tiled splashback, mirror, strip light and shaving point, close coupled WC, single radiator.

### OUTSIDE

To the front of the property, there is block-paved parking for one vehicle, along with a pathway leading to the front door, bordered by a lawned area, mature shrubs, and exterior lighting. A short distance away, there is access to a barn-style car port providing additional parking, measuring approximately 18' x 7'10". To the rear, the property benefits from a charming cottage style garden with paved patio area, lawn area, flower borders and a variety of mature plants, flowers and shrubs, a wooden garden shed, outside tap, exterior lighting and enclosed fencing, with the garden measuring approximately 31' x 15'.

### SERVICES

Mains electric and water, drainage 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.

### 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 Broad Street, into Church Street and then into Gloucester Street turning right into Onslow Road. Proceed along here, taking the fourth turning right into Russett Way. Follow the road along where the property can be located on the right, 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.