1 Craddock Road
Newent GL18 1RA

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £345,000

A TWO DOUBLE BEDROOM EXTENDED DETACHED BUNGALOW offered in GOOD ORDER, CONSERVATORY, SINGLE GARAGE, OFF ROAD PARKING for THREE / FOUR VEHICLES, ENCLOSED REAR GARDEN measuring APPROX 42' X 38', all within EASY WALKING DISTANCE OF NEWENT, 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 half glazed UPVC door to the entrance porch. Further half glazed door leads through to:

ENTRANCE HALL
Double radiator, built-in airing cupboard with single radiator, access to roof space.

LOUNGE
17'10 x 10'9 (5.44m x 3.28m)
Attractive fire surround with inset real flame electric fire, two radiators, side aspect window, attractive bow window to the front.

KITCHEN / BREAKFAST ROOM
15'10 x 10'9 max (4.83m x 3.28m max)
Fitted kitchen to comprise one and a half bowl single drainer sink unit, mixer tap, cupboard under, range of base and wall mounted units, integrated dishwasher, four ring gas hob with cooker hood above, eye level electric oven, integrated fridge / freezer, double radiator, plumbing for washing machine, gas-fired central heating and domestic hot water boiler, side and rear aspect windows, with the rear aspect having a private outlook over the gardens, fully glazed UPVC door through to the rear.

BEDROOM 1 (CURRENTLY USED AS A SITTING ROOM)
11'9 x 11'0 (3.58m x 3.35m)
Single radiator, two sets of built-in double wardrobes, hanging rail and shelving, side and rear aspect windows, half glazed door through to:

CONSERVATORY
10'3 x 6'11 (3.12m x 2.11m)
UPVC double glazed, fully glazed French doors through to the rear garden.

BEDROOM 2
11'5 x 9'10 (3.48m x 3.00m)
Single radiator, mirror facing fitted wardrobes with drawers, front aspect bow window.

SHOWER ROOM
Fitted shower cubicle and tray, electric shower, tiled surround, pedestal wash hand basin, mirror over, radiator, side aspect frosted window.

CLOAKROOM
WC, wash hand basin, tiled splash back, single radiator, side aspect frosted window.

OUTSIDE
A tarmac driveway, suitable for the parking of three to four vehicles, leads through to:

DETACHED GARAGE
16'9 x 8'3 (5.11m x 2.51m)
Accessed via electric up and over door, power and lighting, half glazed personal door through to rear garden.

To the front of the property, there is a lawned area interspersed with shrubs. A gated side access leads through to an enclosed rear garden with raised paved patio area, outside lighting, outside tap, steps down to lawned area with various pathways, shrubs and bushes, wooden garden shed, separate workshop, all surrounded by hedging and fencing. The rear garden measures approximately 42' x 38' approximately.

SERVICES
Mains electric, 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: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

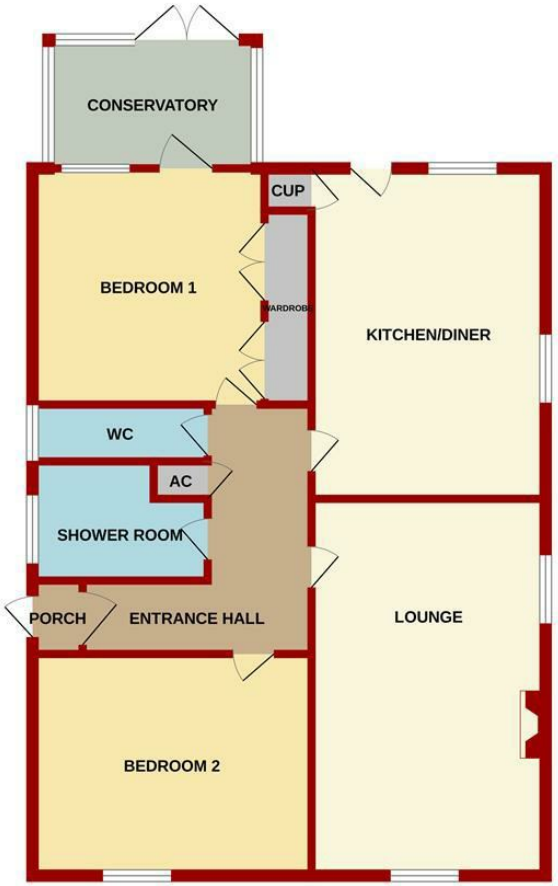
TENURE
Freehold.

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, head straight over along Watery Lane, turn left into Johnstone Road. Follow this road to the end, turning left into Craddock Road and the property will be found immediately on your left 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).

GROUND FLOOR



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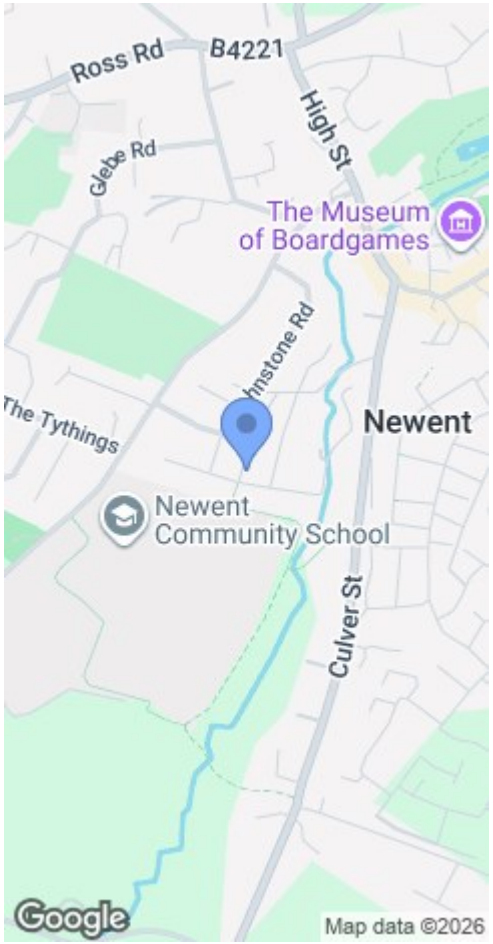

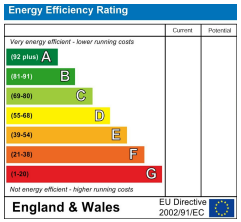

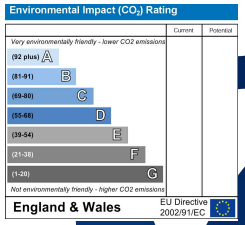

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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