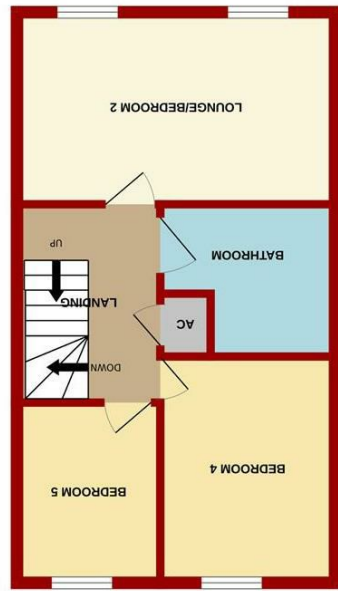


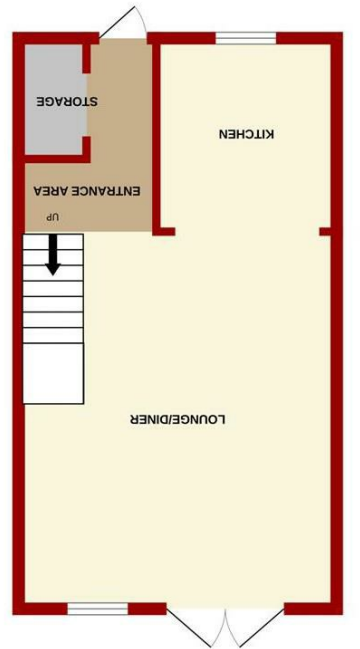
[illegible]

The floor plan shows a central landing area with a staircase labeled 'DOWN' and an arrow pointing left. To the right of the landing is a large light blue room labeled 'ENSUITE'. To the left of the landing is a small grey room labeled 'CUP'. Above the cup is a grey room labeled 'WARDROBE'. To the right of the landing is a large yellow room labeled 'MASTER BEDROOM'. Below the landing is a large yellow room labeled 'BEDROOM 2'. The entire plan is enclosed in a red border.

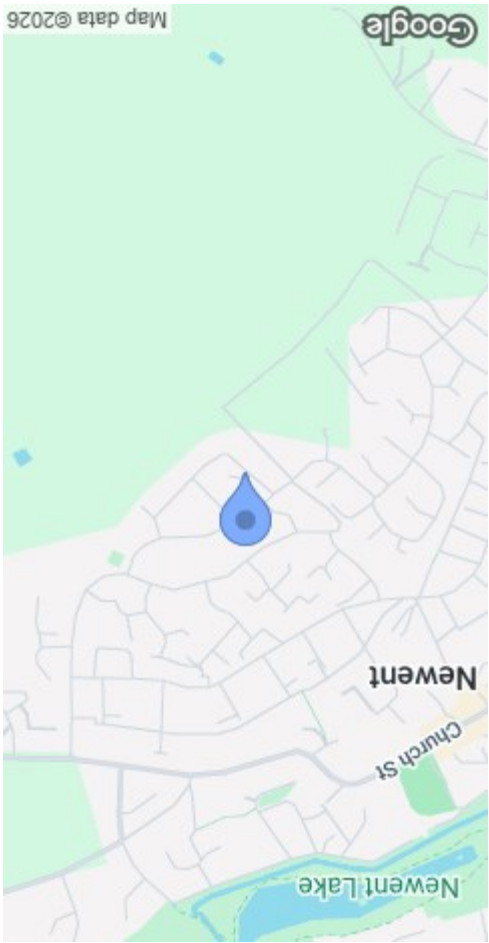
2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



£269,950

A SPACIOUS FOUR / FIVE BEDROOM END TERRACE THREE STOREY PROPERTY, OFFERING VERSATILE ACCOMMODATION. The property benefits from a NEW KITCHEN AND CARPETS, SINGLE GARAGE, OFF ROAD PARKING and ENCLOSED REAR GARDENS.

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 double glazed composite front door into:

OPEN PLAN ENTRANCE

Single radiator, door to coat cupboard (formerly the downstairs WC) with consumer unit, hanging rail, extractor fan, single radiator.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

29'9 x 16 (9.07m x 4.88m)
Open understairs area, refitted kitchen comprising range of base units with laminated worktops and splashbacks, one and a half bowl single drainer sink unit with mixer tap, integrated oven with four ring hob and extractor fan over, plumbing for dishwasher and washing machine, Worcester gas fired boiler, front aspect frosted window, two radiators, double opening French doors to patio and gardens.

STAIRS GIVE ACCESS TO THE FIRST FLOOR.

LANDING

Door to airing cupboard with hot water tank and slatted storage space.

LOUNGE / BEDROOM 2

15'07 x 8'5 (4.75m x 2.57m)
Laminate flooring, single radiator, two front aspect windows.

BEDROOM 4

11'6 x 8'2 (3.51m x 2.49m)
Laminate flooring, single radiator, rear aspect window.

BEDROOM 5

8'1 x 6'6 (2.46m x 1.98m)
Laminate flooring, single radiator, rear aspect window.

BATHROOM

8'2 x 6'2 (2.49m x 1.88m)
White suite comprising panelled bath, WC, wash hand basin, shaver point, double radiator, extractor fan.

A TURNING STAIR CASE LEADS TO THE SECOND FLOOR LANDING.

MASTER SUITE

15'06 x 14'6 max (4.72m x 4.42m max)
Over stairs storage cupboard, built-in wardrobes with sliding mirrored doors, TV point, wall radiator, front aspect windows.

EN-SUITE

7'3 x 6'8 (2.21m x 2.03m)
Double shower cubicle accessed via sliding glazed screen with inset detachable shower system, tiled splashbacks, WC, wash hand basin, shaver point, extractor fan.

OUTSIDE

To the front of the property there is a small front garden laid to purple slate. A patio pathway leads to the front door with an EV charging point to the side of the house and allocated parking for one vehicle. A pedestrian gated access leads to the rear garden which comprises of a patio seating area and lawned area and is all enclosed by wood panel fencing.

SINGLE GARAGE

Accessed via up and over door.

SERVICES

Mains water and electric, drainage and gas.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

WATER RATES

Severn Trent - To be confirmed.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our Newent office, proceed along the High Street into Broad Street and into Church Street and then Gloucester Street, turning right into Onslow Road. Continue along here, taking the second left into Meek Road, next left into Oak Tree Way and the first right into May Hill View, follow the road along and the property can be found on the right hand side, 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.

