



7 Court Road
Newent GL18 1SL



STEVE GOOCH
ESTATE AGENTS | EST 1985

£229,995

A THREE BEDROOM SEMI-DETACHED FAMILY HOME in need of UPDATING, offering GOOD SIZE KITCHEN / DINING ROOM and REAR PORCH, gas fired CENTRAL HEATING, LOW MAINTENANCE SOUTH FACING GARDEN, OFF ROAD PARKING and GARAGE, with close access to NEWENT LAKE, 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.





Side entrance via UPVC double glazed door with UPVC frosted glazed side panel into:

ENTRANCE HALL

Radiator, power points, understairs storage space, wooden door into:

LOUNGE

11'09 x 11'81 (3.58m x 3.35m)

Radiator, power points, TV point, front aspect UPVC double glazed window overlooking the front garden.

KITCHEN / DINER

17'24 x 10'65 (5.18m x 3.05m)

Base, wall and drawer mounted units, one and a half bowl, single drainer sink unit, with mixer tap over, built in oven with four ring gas hob, plumbing for washing machine, dining area with space for good sized table, built-in seating area, power points, radiator, space for fridge / freezer, side aspect UPVC windows, sliding UPVC double glazed doors into:

PORCH

7'42 x 4'33 (2.13m x 1.22m)

Overlooks rear garden, side door giving access to garden.

FROM ENTRANCE HALL, THE STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Power point, radiator, access to loft space, door to airing cupboard with shelving, housing Baxi gas fired combination boiler, side aspect frosted UPVC double glazed window.

BEDROOM 1

11'09 x 9'60 (3.58m x 2.74m)

Radiator, power points, TV and telephone points, double wardrobes with hanging space and shelving, rear aspect UPVC double glazed window.

BEDROOM 2

10'49 x 8'51 (3.05m x 2.44m)

Radiator, power points, TV and telephone points, double wardrobe with shelving and hanging space, front aspect UPVC double glazed window.

BEDROOM 3

8'65 x 7'51 (2.44m x 2.13m)

Radiator, power points, front aspect UPVC double glazed window overlooking woodland.

BATHROOM

P shaped bath with shower attachment, low level WC, pedestal wash hand basin, radiator, partly tiled walls, rear aspect frosted UPVC double glazed window.

OUTSIDE

To the front of the property is a lawned area, with a concrete path leading to the front door. The path continues giving access into the rear of the south facing garden with patio area, steps leading up to lawned area, with further patio / seating area, a raised flower bed, small rockery with trees, steps give access to the rear, where off road parking can be found, giving access to:

GARAGE

16'13 x 8'66 (4.88m x 2.44m)

Up and over door, parking space in front.

SERVICES

Mains water, electric, 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: C

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, follow Broad Street and then through Church Street, onto Gloucester road proceed along this road. Taking a left into Cleeve Mill Estate, proceed straight ahead, down the hill bearing to the left on Court Road, where the property can be found after a short distance on the left hand side marked by our 'For Sale' board.

PROPERTY SURVEYS

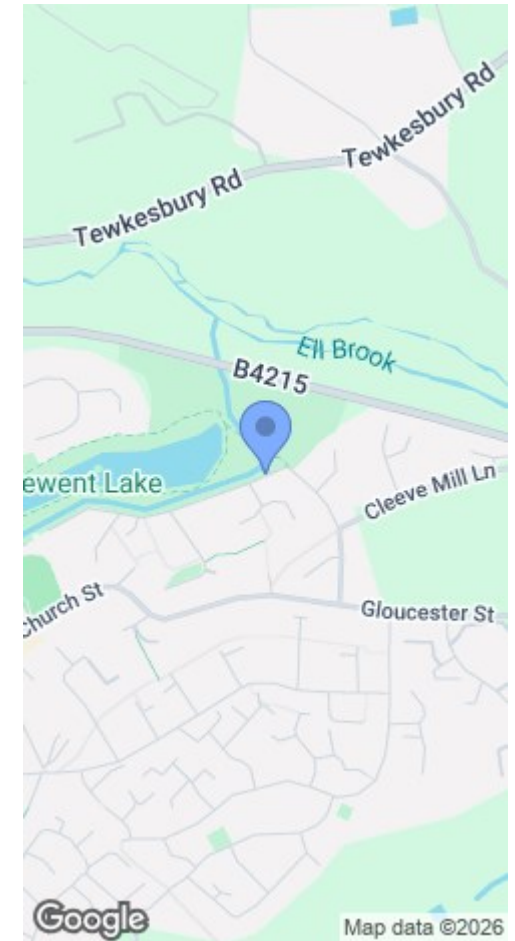
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		86	(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D		67	(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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