

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 |
|--------------------------|--|---------|--------|
| Energy Efficiency Rating |  | 72      | 87     |
| Energy Efficiency Rating |  | A       | A      |
| Energy Efficiency Rating |  | B       | B      |
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| Energy Efficiency Rating |  | JX      | JX     |
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Guide Price £285,000

An EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE, WOOD BURNER in LOUNGE, PRIVATE ENCLOSED REAR GARDEN, a LARGER than average GARAGE / WORKSHOP to the rear, PARKING SPACE to the side with EV CHARGING POINT, CONVENIENTLY SITUATED WITHIN EASY WALKING DISTANCE to the HISTORIC MARKET TOWN OF NEWENT and PICTURESQUE NEWENT LAKE.

Newent itself offers a range of shops to include supermarkets, a hardware store, cafés, public houses, hairdressers and barbers, 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 and bike trails, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.



Entrance via part glazed door through to:

LIVING ROOM

17'4 x 11'9 (5.28m x 3.58m)

Feature fireplace with tiled hearth, inset wood burning stove, wooden surround, double radiator, stairs to the first floor, front aspect window with lovely outlook onto the gardens.

Hallway gives access through to:

FAMILY KITCHEN / DINING ROOM

17'4 x 10'7 (5.28m x 3.23m)

One and a half bowl single drainer sink unit, mixer tap, cupboards under, range of base and wall mounted units, integrated electric double oven with five ring gas hob over, cooker hood above, place for fridge / freezer, large breakfast bar, built-in pantry cupboard with shelving, timber flooring, radiator, rear aspect window with private outlook over the gardens, half glazed door through to the:

REAR PORCH

9'11 x 5'6 (3.02m x 1.68m)

Plumbing for automatic washing machine, fitted cupboards, private outlook over the gardens, fully glazed door through to the rear garden.

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

LANDING

Airing cupboard with slatted shelving, access to insulated roof space via loft ladder, which is part boarded.

BEDROOM 1

11'1 x 9'4 (3.38m x 2.84m)

Build-in double wardrobe via sliding door, hanging rail and shelving, single radiator, rear aspect window.

BEDROOM 2

12'0 x 8'7 (3.66m x 2.62m)

Single radiator, front aspect wndow.

BEDROOM 3

8'7 x 7'10 (2.62m x 2.39m)

Fitted double wardrobe, shelving, cupboard above, single radiator, front aspect window.

BATHROOM

White suite comprising bath with tiled surround, shower attachment over, vanity wash hand basin, cupboard below, close coupled WC, heated towel rail, rear aspect frosted window.

OUTSIDE

Pathway to the front door and front lawned area, low walling. Gated side access leads through to private enclosed South West facing rear garden, concrete patio area, outside tap, outside lighting, lawned area, fencing and walling surround. Garden measures 30' x 23' approximately. At the rear of the garden, access is gained through to:

LARGE GARAGE / WORKSHOP

18'2 x 12'1 (5.54m x 3.68m)

Via up and over door, power and lighting, personnel door through to the garden, EV charging point, rear aspect window.

There is also concrete hard standing to the side with parking for a further vehicle.

SERVICES

Mains water, electricity, drainage, gas heating with upgraded Hive thermostat.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

The vendor has advised that there is super fast broadband to the house. However, 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: 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, head along the High Street following into Broad Street and Gloucester Street heading out of town. Continue along, turning left into Croft Road. Proceed along to the left where the entry to The Butts can be found on the left hand side as marked by our 'For Sale' board.

what3words: ///poodle.pity.amazed

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.