



**£329,950**

A VERY WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME enjoying a LIGHT AND SPACIOUS KITCHEN / DINER, EN SUITE to MASTER BEDROOM, GOOD SIZED REAR GARDEN, GARAGE and OFF ROAD PARKING.

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 M5 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



The property is accessed via a solid door into:

#### **ENTRANCE HALL**

Laminated flooring, radiator, under stairs storage cupboard, stairs lead to the first floor.

#### **CLOAKROOM**

White suite comprising close coupled wc, pedestal wash basin, tiled splash back, single radiator, side aspect frosted window.

#### **LOUNGE**

16'1 x 10'1 (4.90m x 3.07m)

Two single radiators, front aspect window with window shutters.

#### **KITCHEN/DINER**

18'5 x 14' (5.61m x 4.27m)

Fully fitted kitchen comprising a range of base and wall mounted units, drawer units, single drainer sink unit, mixer tap, cupboard under, fitted electric double oven, cupboard above and below, four ring induction hob with cooker hood above, integrated fridge/freezer, dishwasher, two single radiators, built in utility cupboard with plumbing for automatic washing machine, space for tumble dryer, shelving, gas fired central heating and domestic hot water boiler, rear aspect window having a pleasant outlook over the garden, fully glazed French doors to the rear.

FROM THE ENTRANCE HALL, EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR:

#### **LANDING**

Airing cupboard with shelving, access to roof space.

#### **BEDROOM 1**

10'7 x 9'2 (3.23m x 2.79m)

Single radiator, front aspect window.

#### **EN SUITE SHOWER ROOM**

Fitted double shower cubicle and tray, shower, tiled surround, close coupled wc, vanity wash hand basin with cupboards below, heated towel rail, shaver point.

#### **BEDROOM 2**

11'9 x 9'2 (3.58m x 2.79m)

Single radiator, front aspect window.

#### **BEDROOM 3**

8'11 x 7'1 (2.72m x 2.16m)

Single radiator, front aspect window.

#### **BEDROOM 4**

9' x 6'9 (2.74m x 2.06m)

Single radiator, rear aspect window.

#### **BATHROOM**

White suite comprising modern panelled bath with shower over, tiled surround, close coupled wc, pedestal wash hand basin with vanity below, heated towel rail, side aspect frosted window.

#### **OUTSIDE**

To the front a pathway leads to the front door, small border surround, outside lighting, tarmac driveway to the side suitable for the parking of 2/3 vehicles which in turn leads to:

#### **DETACHED SINGLE GARAGE**

21' x 10'9 (6.40m x 3.28m)

Via up and over door, power and lighting, eaves storage space.

Gated side access leads through to the rear garden having a good sized paved patio area, lawned area, outside tap, outside lighting, walling and fencing surround. The rear garden measures 35' x 20'.

#### **SERVICES**

Mains water, electricity, drainage and gas.

#### **SERVICE CHARGE**

Not started yet, however it will be £125 PA.

#### **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**

To be advised.

#### **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, proceed along the High Street into Gloucester Street taking the first right onto Onslow Road and then left onto Meek Road. Proceed along this road to the very end and turn right onto Manor Road then the next right, continuing along Manor Road, where the property can be found on the left hand side as 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.