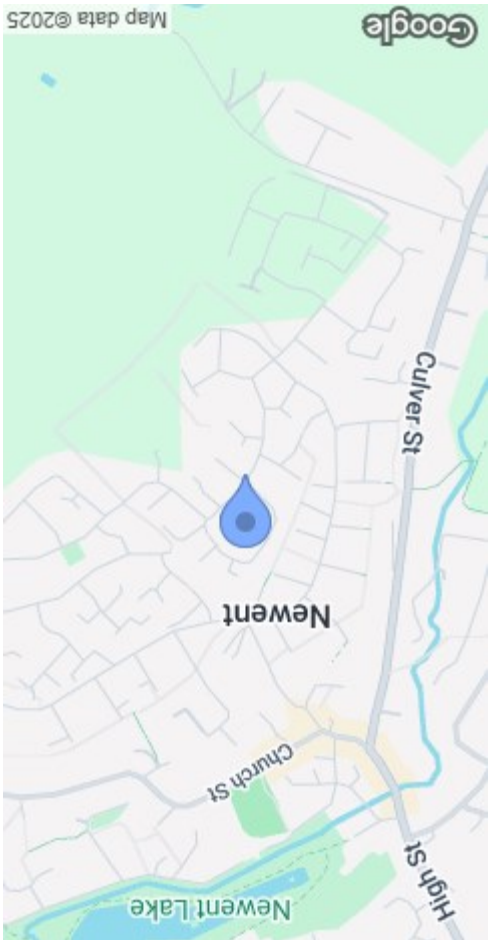


MISREPRESENTATION DISCLAIMER

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.

EU Directive 2002/91/EC	England & Wales
<p>Very energy efficient - lower running costs</p> <p>Very energy efficient - higher running costs</p>	<p>Very energy efficient - lower running costs</p> <p>Very energy efficient - higher running costs</p>
<p>78</p> <p>82</p>	<p>78</p> <p>82</p>
<p>Energy Efficiency Rating</p>	<p>Energy Efficiency Rating</p>

Environmental Impact (CO ₂) Rating	Country	EU Directive 2002/91/EC
Very low energy demand (Rating: lower CO ₂ emissions)	Poland	11-101
Low energy demand (Rating: lower CO ₂ emissions)	Bulgaria	13-101
Medium energy demand (Rating: lower CO ₂ emissions)	Denmark	15-101
High energy demand (Rating: higher CO ₂ emissions)	France	17-101
Very high energy demand (Rating: higher CO ₂ emissions)	Germany	19-101



81 Meek Road
Newent GL18 1DX

Guide Price £259,950

A THREE BEDROOM SEMI DETACHED FAMILY HOME having EN-SUITE TO MASTER BEDROOM, FITTED KITCHEN, GARAGE and OFF ROAD PARKING, 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.



Enter the property via double glazed composite front door into:

ENTRANCE HALL

11'1" x 4'1" (3.38m x 1.24m)
Single radiator, turning staircase leading off.

CLOAKROOM

6'5" x 3'2" (1.96m x 0.97m)
White suite comprising WC, wash hand basin with mixer tap, tiled floor and splashbacks, single radiator, spotlighting, front aspect frosted window.

KITCHEN

11'7" x 8'5" (3.53m x 2.57m)
The kitchen comprises of a range of base and wall mounted units with laminated worktops and splashbacks, integrated double oven, four ring gas hob, extractor fan, stainless steel splashback, integrated tall fridge / freezer, plumbing for dishwasher and washing machine, kick heater, tiled floor, spotlighting, Potterton gas-fired boiler, front aspect window. Double opening doors from the kitchen and a door from the hallways leads into:

LOUNGE / DINER

15'8 x 16'4 max (4.78m x 4.98m max)
Door to under stairs storage cupboard, two radiators, thermostat controls, rear aspect window and double opening French doors to patio and gardens.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Access to roof space, door to airing cupboard with hot water tank, slatted shelving and storage space.

MASTER BEDROOM

11'0 x 10'5 (3.35m x 3.18m)
Mirrored double wardrobes, telephone point, thermostat control, single radiator, front aspect window.

EN SUITE SHOWER ROOM

6'7" x 5'5" (2.01m x 1.65m)
Suite comprising WC, pedestal wash hand basin with mixer tap, double shower

cubicle accessed via sliding glazed screen with inset electric shower system with detachable overhead shower, tiled floor and splashback, single radiator, extractor fan, spotlighting, shaver point, front aspect window.

BEDROOM 2

11'1" x 9'6" (3.38m x 2.90m)
Built-in double mirrored wardrobes, TV point, single radiator, rear aspect window.

BEDROOM 3

7'6 x 6'5 (2.29m x 1.96m)
Single radiator, rear aspect window.

BATHROOM

8'7" x 4'5" (2.62m x 1.35m)
Suite comprising panelled bath with mixer tap and shower detachment, WC, wash hand basin, mixer tap, single radiator, tiled splashbacks, extractor fan, spotlighting, shaver point, side aspect frosted window.

OUTSIDE

To the front of the property, there is a canopy over the front door. There is a small front garden area planted with the shrubs and a tarmac driveway provides off road parking for one vehicle, leading to:

ATTACHED SINGLE GARAGE

19'6 x 9'8 (5.94m x 2.95m)
Accessed via up and over door, alternatively accessed via a double glazed pedestrian door from the rear garden, power and lighting.

The rear gardens are on two levels and comprise patio seating and gravelled seating area, steps leading down to the pedestrian side gate and lower part of the garden which is laid to lawn with mature Cherry tree and other shrubs, outside lighting, outside water tap, all enclosed by wood panel fencing and brick walling.

SERVICES

Mains water, drainage, gas and electric.

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: 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 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday.

DIRECTIONS

From our Newent office, proceed along Gloucester Road taking the first right onto Onslow Road. Take the immediate left turning into Meek Road. Continue along Meek Road for a short while, then take a left, continuing for a short distance where the property can be found on the left hand side, just past the turning for Drovers Way, 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)