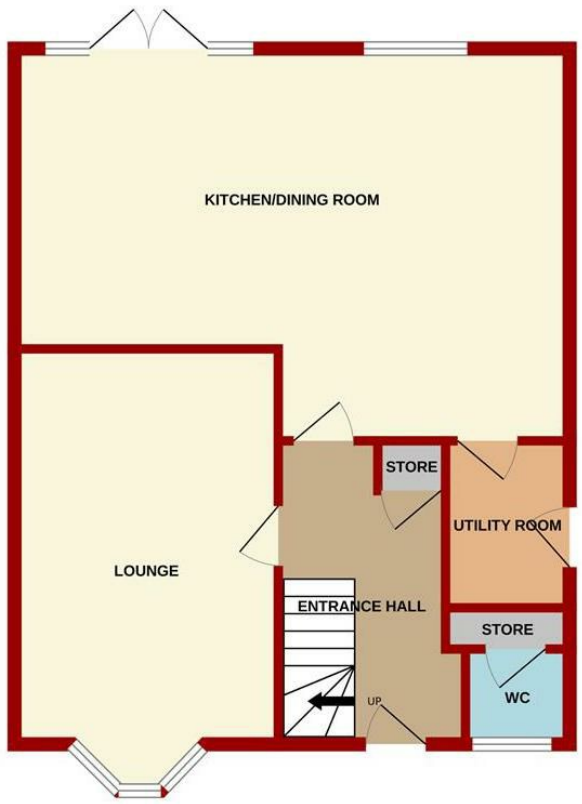
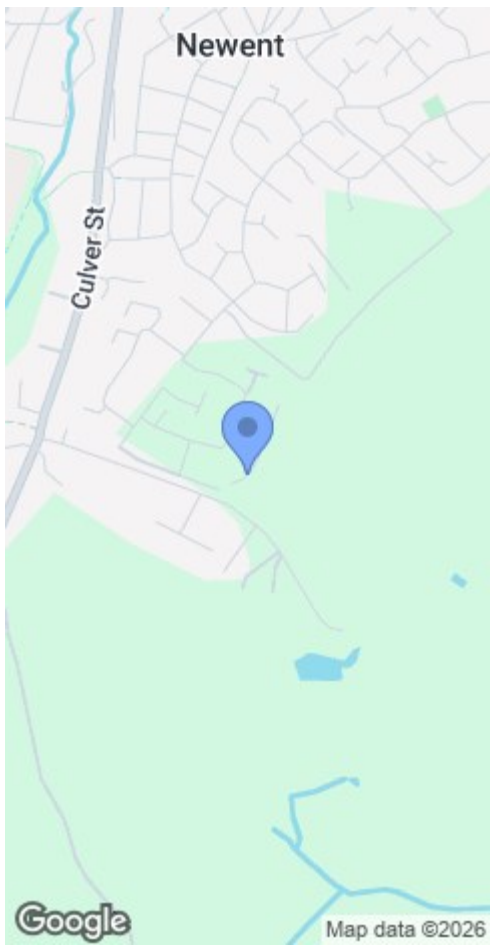
9 Peregrine Close
Newent GL18 1FJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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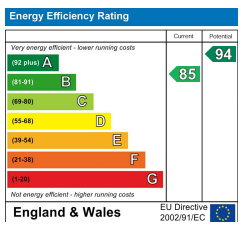

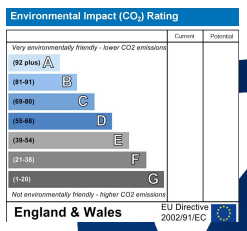

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

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£380,000

FOUR DOUBLE BEDROOM DETACHED HOUSE with EN SUITE to MASTER BEDROOM, OPEN OUTLOOK to the FRONT, ENCLOSED WEST FACING REAR GARDEN and 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.

The property is accessed via a timber door into:

ENTRANCE HALLWAY
Single radiator, storage cupboard, stairs lead to the first floor, front aspect window.

CLOAKROOM
White suite comprising close coupled W.C, pedestal wash hand basin with tiled splashbacks, single radiator, built in cupboard, front aspect frosted window.

LOUNGE
18'05 into bay x 11'01 (5.61m into bay x 3.38m)
Two double radiators, front aspect bay window.

KITCHEN/DINER
23'11 x 12'06 max (7.29m x 3.81m max)
Fitted kitchen to comprise a single drainer sink unit with mixer tap above, range of base and wall mounted units, integrated electric double oven, five ring gas hob and cooker hood above, integrated dishwasher and fridge freezer, two double radiators, rear aspect window overlooking the gardens. Fully glazed French doors leading out to the rear patio. Door into:

UTLITY ROOM
7'01 x 5'01 (2.16m x 1.55m)
Built in cupboards, plumbing for automatic washing machine, space for tumble dryer, radiator, gas fired central heating and domestic hot water boiler, side aspect frosted door.

FROM THE HALLWAY, STAIRCASE LEADS TO THE FIRST FLOOR:

LANDING
Single radiator, airing cupboard with shelving, access to roof space. Door into:

BEDROOM 1
13'06 x 13'05 (4.11m x 4.09m)
Single radiator, rear aspect window.

EN SUITE SHOWER ROOM
Double fitted shower cubicle and tray with tiled surround, low level W.C, pedestal wash hand basin, heated towel rail, side aspect frosted window.

BEDROOM 2
10'04 x 9'02 minmum (3.15m x 2.79m minmum)
Single radiator, rear aspect window.

BEDROOM 3
11'04 x 9'11 (3.45m x 3.02m)
Single radiator, front aspect window.

BEDROOM 4
11'11 x 8'11 maximum (3.63m x 2.72m maximum)
(L shaped), single radiator, built in cupboard over the stairs, front aspect window.

BATHROOM
Bath with shower attachment over and tiled surround, pedestal wash hand basin, tiled splashbacks, close coupled W.C, heated towel rail.

OUTSIDE
Tarmac driveway providing parking for three vehicles which in turn leads to:

SINGLE GARAGE
17' x 9' (5.18m x 2.74m)
Accessed via and up and over door,

A pathway leads to the front door with lawned area, flower borders, outside lighting. Gateway gives access to the rear garden.

REAR GARDEN
Paved patio area, outside tap and lighting, walling and fencing surround, west facing.

SERVICES
Mains water, electricity, drainage, gas.

WATER RATES
To be advised.

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

TENURE
Freehold.

VIEWINGS
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 the second left into Meek Road. Continue along heading into Merlin Gate, turning left onto the David Wilson development, then taking the second left hand turning into Peregrine Close. Turn left where the property can be located on the left hand side.

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.

AGENT'S NOTE
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It is worth noting that there are two incentives available to prospective purchasers, if required.
Option 1 - if you don't have a property to sell then the vendor will consider paying a 5% deposit contribution through their solicitors.
Option 2 – if you have a property to sell that is worth less than £304,000, the builder would consider a part exchange. This would be subject to 2 independent valuations, followed by an RICs valuation. The builder would then come up with a part exchange figure.