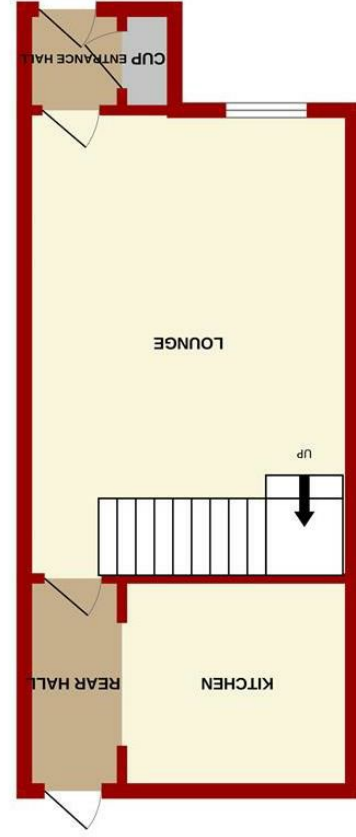
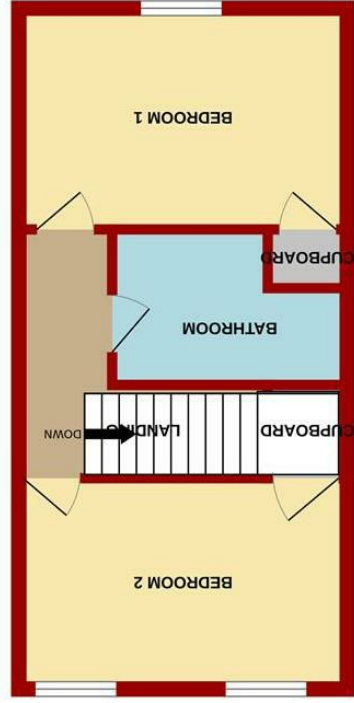
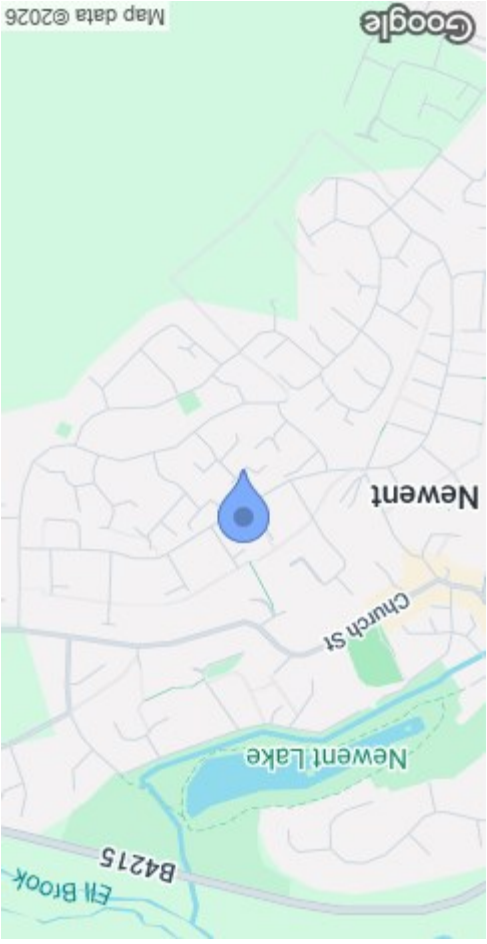




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environmental Impact (CO <sub>2</sub> ) Rating
<p>Energy Efficiency Rating: G</p>	<p>Environmental Impact (CO<sub>2</sub>) Rating: G</p>



15 Russett Way  
 Newent GL18 1TS

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Guide Price £182,000

A TWO BEDROOM MID-TERRACE HOUSE, KITCHEN with fitted OVEN AND HOB, ENCLOSED WEST FACING GARDEN, barn style CAR PORT AND PARKING SPACE, within easy WALKING DISTANCE to the CENTRE OF NEWENT.

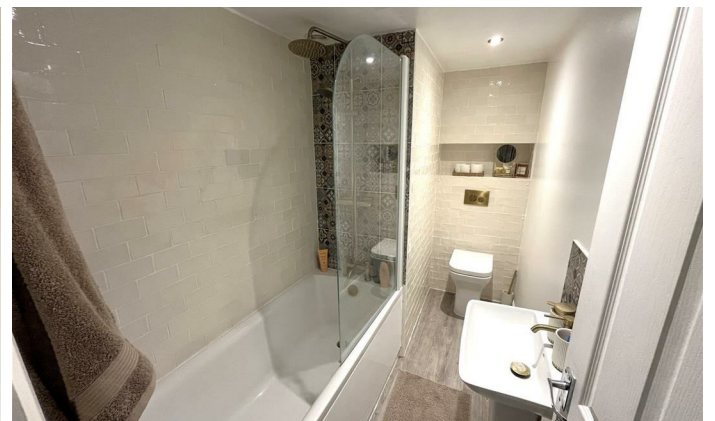
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, 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.



Entrance via part glazed door into:

### ENTRANCE HALL

Built in storage cupboard, door into:

### LOUNGE

17'4 x 12'7 (5.28m x 3.84m)

Under stairs storage space, radiator, feature fireplace with inset electric fire, front aspect window.

### REAR HALLWAY

Fully glazed door to rear, radiator. Archway to:

### KITCHEN

8'7 x 7'3 (2.62m x 2.21m)

Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted electric oven, four ring gas hob over, wall mounted newly fitted gas fired central heating and domestic hot water boiler, plumbing for automatic washing machine, space for fridge / freezer, rear aspect window overlooking the west facing garden.

FROM THE LOUNGE, STAIRS LEAD TO FIRST FLOOR.

### LANDING

Access to loft space.

### BEDROOM 1

12'7 x 9'0 (3.84m x 2.74m)

Built-in double wardrobe, hanging rail and shelving, radiator, front aspect window.

### BEDROOM 2

12'7 x 7'3 (3.84m x 2.21m)

Built in cupboard over the stairs, radiator, two rear aspect west facing windows.

### BATHROOM

White suite comprising modern panelled bath with shower over, tiled surround, close coupled WC, pedestal wash hand basin, tiled splash back.

### OUTSIDE

To the front of the property is a pathway to the front door with lawned area and outside lighting. To the rear of the property, there is a private west facing landscaped garden with paved patio area, outside tap, good sized storage shed [11'10 x 4'10], enclosed fencing boundary. A short distance away, there is a barn style car port measuring 14'2 x 8'0 with a nearby gravelled parking space for a further vehicle.

### 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: B  
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 Broad Street, into Church Street and then into Gloucester Street turning right into Onslow Road. Proceed along here, taking the fourth turning right into Russett Way. Follow the road to the top, turn left where the property can be seen ahead.

### PROPERTY SURVEYS

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