



Squirrels Leap 1 Friars Walk
Newent GL18 1TG



STEVE GOOCH
ESTATE AGENTS | EST 1985

£325,000

IMMACULATELY PRESENTED TWO BEDROOM LINK DETACHED BUNGALOW having been RECENTLY TOTALLY REFURBISHED situated in a SOUGHT AFTER LOCATION close to NEWENT TOWN CENTRE with OFF ROAD PARKING, GARAGE and PRIVATE PICTURESQUE WALLED GARDEN.

Newent itself offers a range of amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres and a Local Library. A regular Bus Service runs to Gloucester, Ross-on-Wye and surrounding areas.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.

The property benefits from SOUGHT AFTER LOCATION, CLOSE TO TOWN CENTRE, UPVC DOUBLE GLAZING THROUGHOUT, GAS FIRED CENTRAL HEATING, NEW BOILER INSTALLED IN DECEMBER 2017, TWO DOUBLE BEDROOMS, CONSERVATORY, OFF ROAD PARKING, GARAGE and PRIVATE ENCLOSED GARDEN.





The property is accessed via a part upvc frosted door into:

ENTRANCE HALLWAY

10'09 x 5'02 max (3.28m x 1.57m max)

Power points, telephone point, radiator, cloaks cupboard, access to loft space (boarded and housing the combination boiler).

LOUNGE

16'02 x 11'02 (4.93m x 3.40m)

Feature fireplace with inset electric fire, power points, two tv points, telephone point, radiator, rear aspect upvc double glazed patio doors to the conservatory.

KITCHEN

8'02 x 6'07 (2.49m x 2.01m)

Modern fitted kitchen comprising range of base, wall and drawer mounted units, rolled edge worktops, one and a half bowl single drainer Franke sink unit, built in appliances to include brand new oven, brand new four ring gas hob with stainless steel splashback and extractor fan above, washing machine and fridge, appliance points, power points, front aspect upvc double glazed window.

CONSERVATORY

12'01 x 6'10 (3.68m x 2.08m)

Power points, rear and side aspect upvc double glazed windows, door to the garden and garage.

BEDROOM 1

10'03 x 10'01 (3.12m x 3.07m)

Power points, radiator, fitted wardrobes with mirror fronted sliding doors, rear aspect upvc double glazed window.

BEDROOM 2

9'04 x 7'04 (2.84m x 2.24m)

Power points, radiator, front aspect upvc double glazed bay window.

BATHROOM

Modern white suite comprising low level w.c., pedestal wash hand basin with mixer tap above, panelled bath with waterfall shower over and hand held shower, heated towel rail, partly tiled walls, front aspect upvc double glazed frosted window.

OUTSIDE

To the front of the property a tarmac driveway provides off road parking for one vehicles in turn leading to the electric roller door into the garage with power and lighting. The front garden is laid to lawn with outside tap and gate giving access to:

The private landscaped rear garden is mostly laid to lawn, all enclosed by feature walling with mature flower borders.

SERVICES

Mains water, mains drainage, mains gas and mains 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

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.

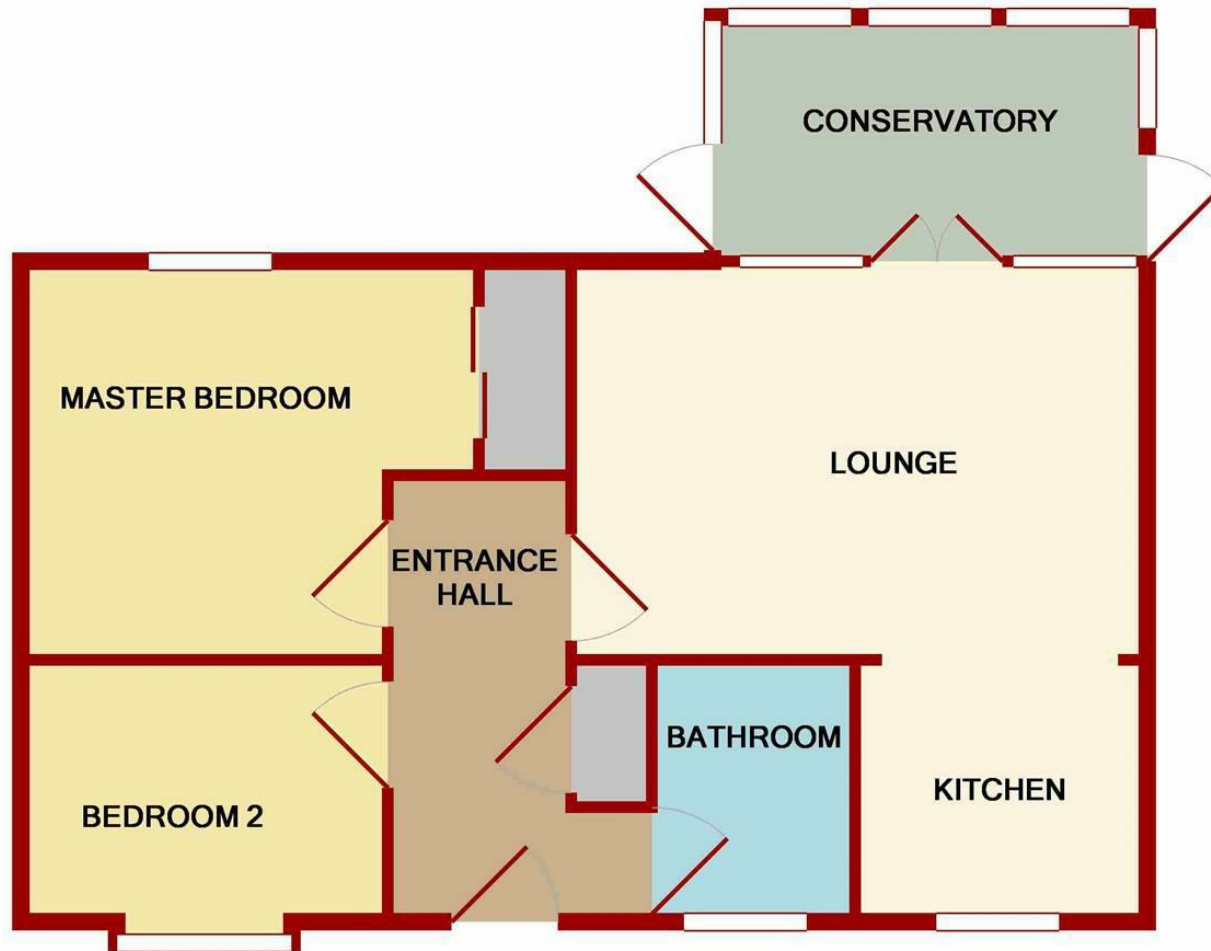
DIRECTIONS

From our Newent office proceed to the top of the High Street turning right onto Lakeside just before the traffic lights. Take the first left into Friars Walk where the property can be found on the left hand side.

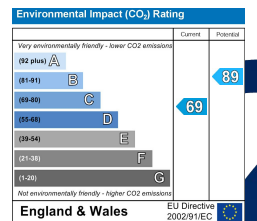
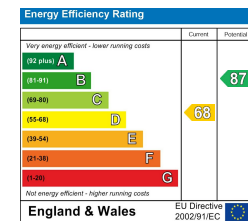
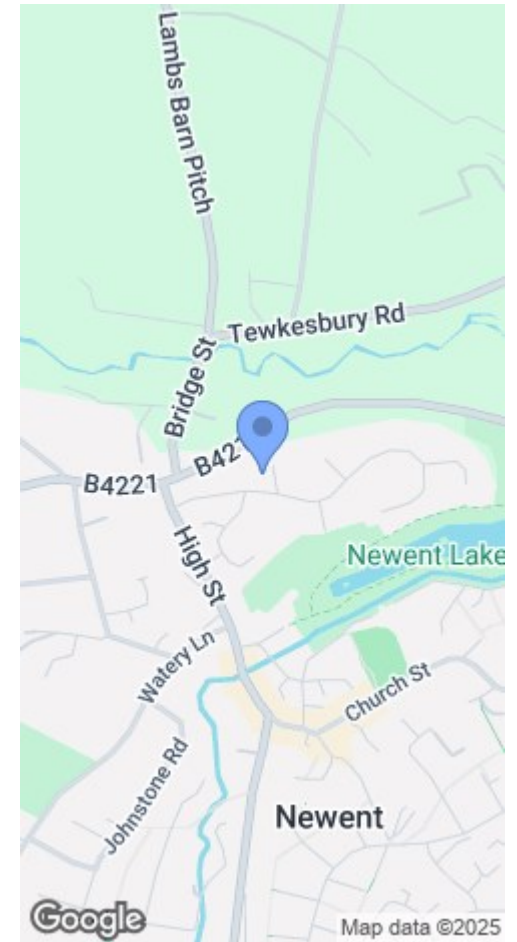
PROPERTY SURVEYS

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





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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