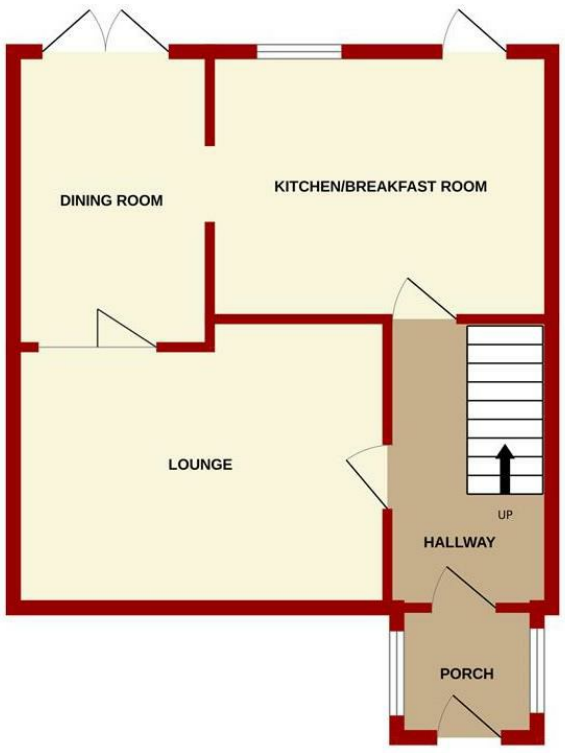
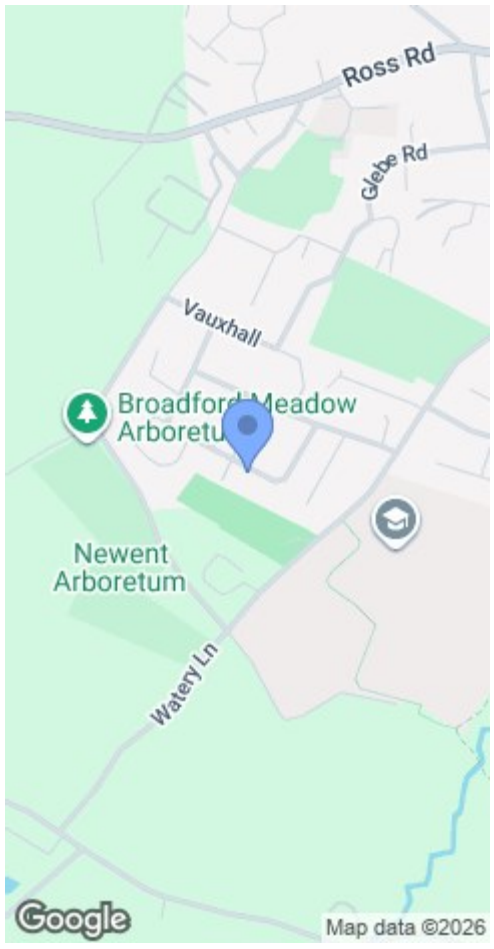
9 Knights Way
Newent GL18 1QJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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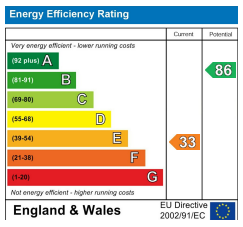

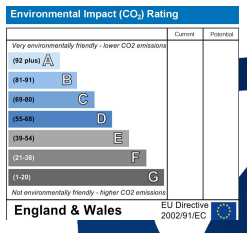

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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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Guide Price £185,000

A SPACIOUS THREE BEDROOM MID-TERRACE PROPERTY OFFERING MUCH POTENTIAL, situated in a POPULAR POSITION, CLOSE TO NEWENT TOWN CENTRE, GOOD SIZED ENCLOSED GARDENS 32' X 21', all being offered with NO ONWARD CHAIN.

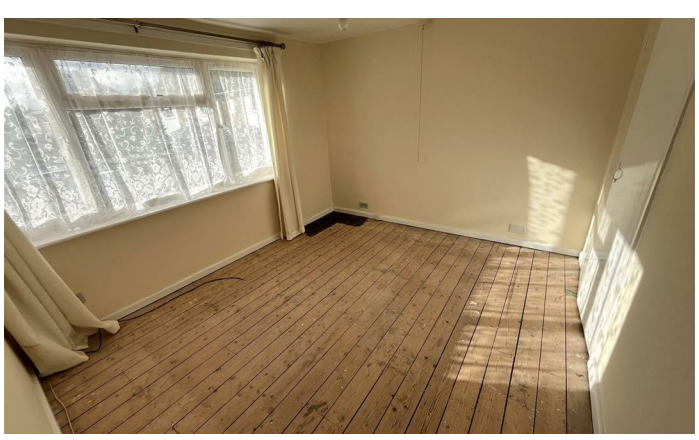
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope,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

ENTRANCE PORCH
5'8 x 5'1 (1.73m x 1.55m)
Through further glazed wooden door into:

ENTRANCE HALL
Stairs leading off, door to understairs storage cupboard.

LOUNGE
14'6 x 11'2 (4.42m x 3.40m)
Fireplace currently housing an electric fire, front aspect window. Glazed doors lead into:

DINING ROOM
11'6 x 7'7 (3.51m x 2.31m)
Rear aspect sliding doors leading to the garden. Arched opening through to:

KITCHEN
13'3 x 10'4 (4.04m x 3.15m)
Alternatively accessed from a glazed wooden door from the entrance hall. The kitchen has a range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl sink unit with mixer tap, plumbing for washing machine, integrated electric cooker, rear window, UPVC double glazed back door leading to the gardens.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Access to roof space, door to airing cupboard with lagged hot water tank.

BEDROOM ONE
14'4 x 8'9 (4.37m x 2.67m)
Additional built-in double wardrobes, further built-in wardrobes, rear aspect window.

BEDROOM TWO
11'2 x 10'2 (3.40m x 3.10m)
Built-in double wardrobes, front aspect window.

BEDROOM THREE
9'4" x 7'3" max measurements (2.87m x 2.21m max measurements)
Over stairs storage cupboard, front aspect window.

BATHROOM
Suite comprising panelled bath with electric shower over, WC, sink, rear aspect frosted window.

OUTSIDE
To the front of the property, there is a gravelled front garden enclosed by low level brick walling. A side alleyway provides pedestrian rear access to the rear garden, which is enclosed by brick walling and wood panel fencing, laid to lawn with patio area. There is a brick-built outhouse and storage shed. The rear garden measures 32' x 21'.

SERVICES
Mains water, drainage, electricity and gas (not connected).

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: 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 offices, proceed along Watery Lane towards the school, turning right into The Tythings then first left into Tythings Crescent. Proceed around to the right until you come into Knights Way where the property will be found set back on your right 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).