

346 Foley Road
Newent GL18 1SS

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £254,000

SUPERBLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME, with EN-SUITE TO MASTER BEDROOM, VERY WELL PRESENTED THROUGHOUT, PRIVATE ENCLOSED WESTERLY FACING GARDEN and OFF ROAD PARKING for TWO VECHICLES, 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.













Entrance via double glazed composite door to:

ENTRANCE HALL
Tiled floor, single radiator, door to:

WC
Tiled flooring, single radiator, front aspect frosted window.

LOUNGE
14'03 x 12'01 (4.34m x 3.68m)
Tiled flooring, door to understairs storage cupboard, radiator, front aspect window, door to:

KITCHEN / BREAKFAST ROOM
15'04 x 8'10 (4.67m x 2.69m)
One and a half bowl stainless steel sink with mixer tap, range of base and wall mounted units, laminated worktops and tiled splashbacks, integrated electric oven with four ring gas hob and extractor fan over, plumbing for washing machine, space for dishwasher / tumble dryer, space for free standing fridge / freezer, Ideal Logic combi boiler, tiled flooring, single radiator, rear aspect window, double opening French doors to the garden.

FROM THE ENTRANCE HALL, TURNING STAIRCASE LESADS TO THE FIRST FLOOR.

LANDING
Access to roof space, laminate flooring, door to airing cupboard with slatted shelving and storage space.

MASTER BEDROOM
12'0 x 9'06 (3.66m x 2.90m)
Bedroom furniture, tiled flooring, single radiator, door to over-stairs storage cupboard, front aspect window, door to:

EN-SUITE
Corner shower cubicle, inset Mira shower system, wash hand basin with cupboard below, WC, single radiator, tiled flooring, extractor fan, front aspect frosted window.

BEDROOM 2
9'03 x 7'07 (2.82m x 2.31m)
Laminate flooring, single radiator, rear aspect window.

BEDROOM 3
7'6 x 5'10 (2.29m x 1.78m)
Laminate flooring, single radiator, rear aspect window.

BATHROOM
Panelled bath with mixer tap and shower detachment, WC, wash hand basin, tiled floor and walls, side aspect frosted window.

OUTSIDE
To the front of the property a patio pathway leads to the front door, front garden is laid to lawn with shrub borders, tarmac driveway to the right of the property providing parking for two vehicles. Pedestrian gated access leads to the rear garden having a decorative porcelain paved patio area, outside power points, lighting and tap, borders planted with mature shrubs and hedging, generous lawn area, wooden built garden shed, planted borders, all enclosed by wood panelled fencing.

SERVICES
Mains electric and water, 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
To be confirmed.

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

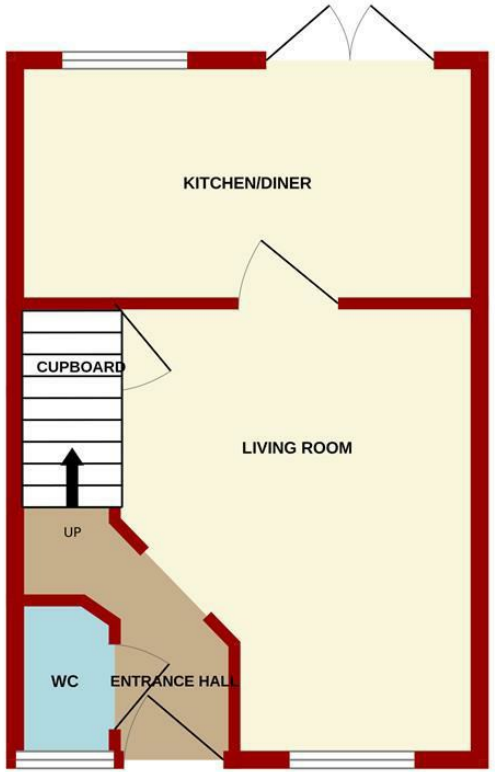
TENURE
Leasehold - 999 years from 29th September 2016 (989 years remaining), Annual ground rent - £150 per annum. Annual service charge - £150 per annum.

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.

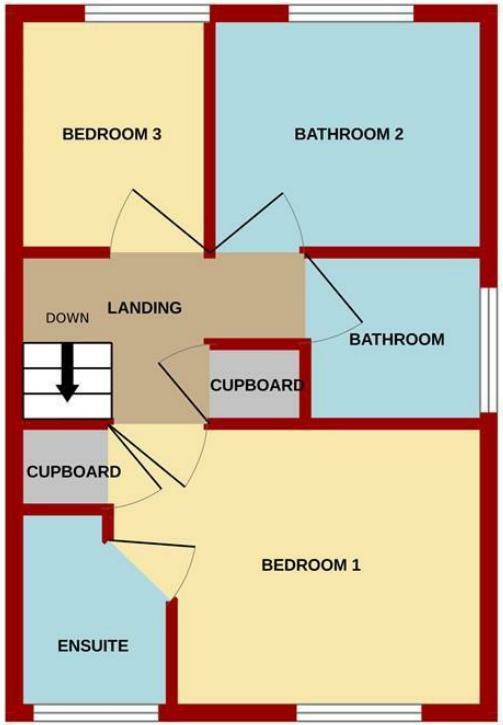
DIRECTIONS
From our Newent office, proceed along the High Street into Gloucester Street, taking the right hand turning onto Onslow Road. Take the first right onto Foley Road continuing along into the new development, where the property can be found on the right hand side marked by our 'For Sale' board.

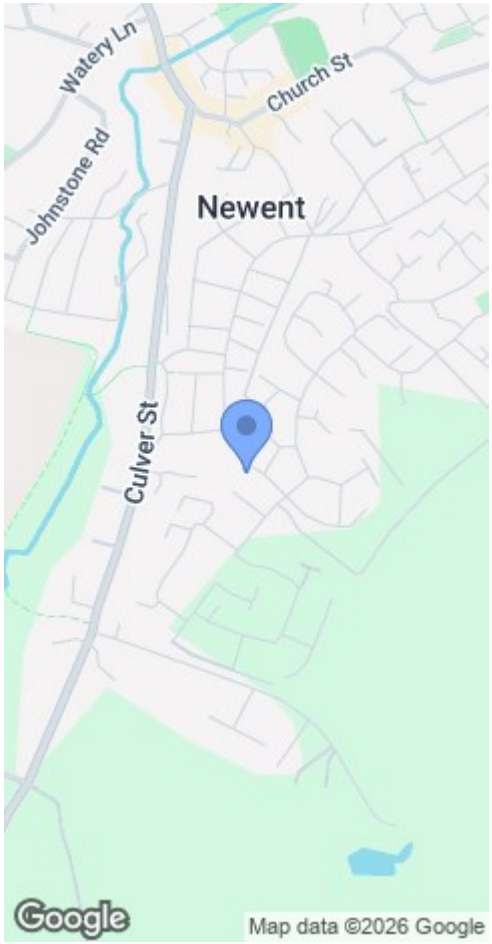
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

GROUND FLOOR

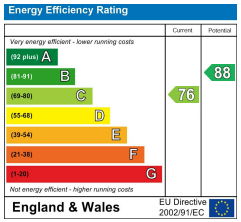


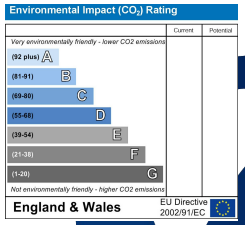
1ST FLOOR





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.