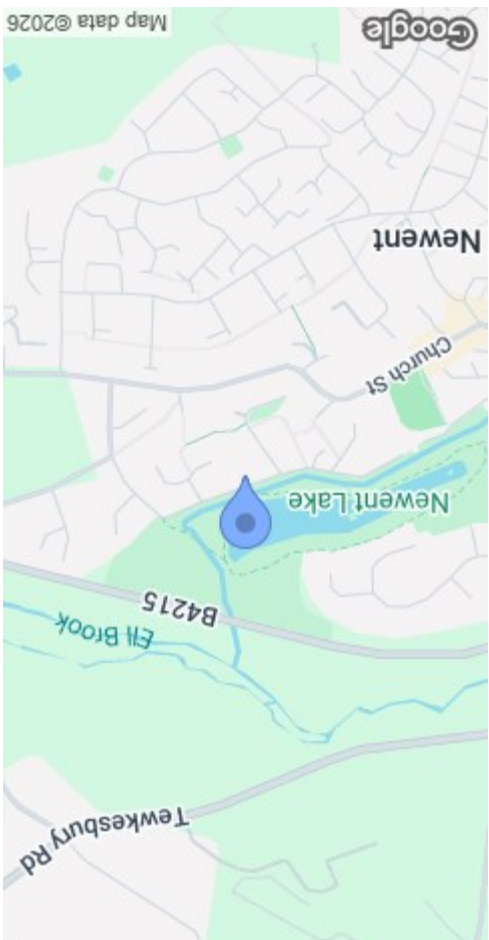




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating																												
<table border="1"> <tr><td>A</td><td>101-120</td></tr> <tr><td>B</td><td>81-100</td></tr> <tr><td>C</td><td>61-80</td></tr> <tr><td>D</td><td>41-60</td></tr> <tr><td>E</td><td>21-40</td></tr> <tr><td>F</td><td>1-20</td></tr> <tr><td>G</td><td>1-10</td></tr> </table>	A	101-120	B	81-100	C	61-80	D	41-60	E	21-40	F	1-20	G	1-10	<table border="1"> <tr><td>A</td><td>101-120</td></tr> <tr><td>B</td><td>81-100</td></tr> <tr><td>C</td><td>61-80</td></tr> <tr><td>D</td><td>41-60</td></tr> <tr><td>E</td><td>21-40</td></tr> <tr><td>F</td><td>1-20</td></tr> <tr><td>G</td><td>1-10</td></tr> </table>	A	101-120	B	81-100	C	61-80	D	41-60	E	21-40	F	1-20	G	1-10
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Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Measure 02/20



27 Court Road
 Newent GL18 1SN

Guide Price £310,000

A LARGELY EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW, offering SPACIOUS and VERSATILE ACCOMMODATION throughout, including a GARDEN ROOM, EN-SUITE to BEDROOM TWO, MATURE and PRETTY ENCLOSED REAR GARDEN with EN-BLOCK GARAGE to the rear of the property.

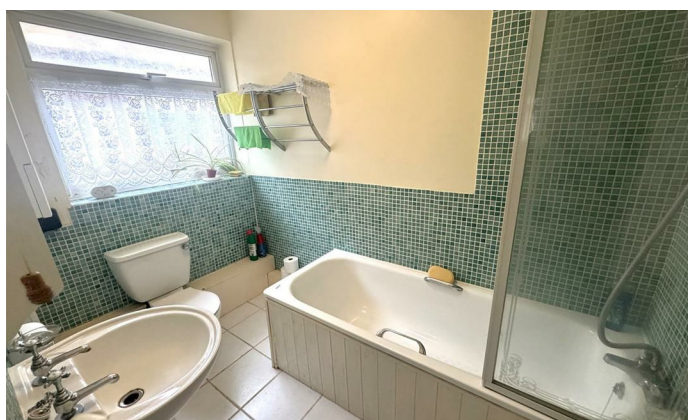
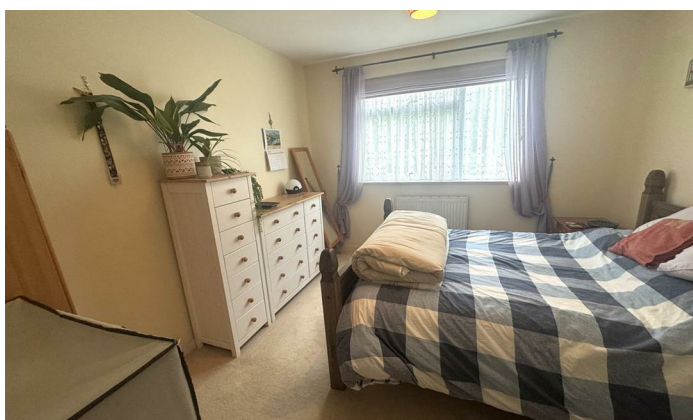
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope,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

ENTRANCE PORCH

11'2 x 3'8 (3.40m x 1.12m)

Fully glazed, half glazed door into:

ENTRANCE HALL

Single radiator, door to airing cupboard with slatted shelving, access to roof space.

LOUNGE

16'5 x 10'6 (5.00m x 3.20m)

Feature fireplace, two double radiators, double doors into kitchen. Opening into:

GARDEN ROOM

19'10 x 6'1 (6.05m x 1.85m)

Double radiator, rear aspect windows, French doors into the garden. Archway into:

KITCHEN

10'10 x 8'7 (3.30m x 2.62m)

One and a half bowl single drainer sink unit with mixer tap and cupboards below, range of base and wall mounted units, integrated electric oven and grill, cupboards above and below, integrated fridge / freezer, four ring gas hob with built-in cooker hood above, plumbing for washing machine, tiled flooring, side aspect window.

BEDROOM 1

11'4 x 10'5 (3.45m x 3.18m)

Single radiator, front aspect window with private outlook towards the lake.

BEDROOM 2

9'6 x 8'9 (2.90m x 2.67m)

Double radiator, front aspect window, door to:

EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, electric shower, tiled surround, wash hand basin, tiled splashback, close coupled WC, heated towel rail, side aspect frosted window.

BATHROOM

8'7 x 5'2 (2.62m x 1.57m)

White suite comprising bath with shower attachment over, tiled surround, pedestal wash hand basin, tiled splashback, close coupled WC, single radiator, wall mounted gas fired central heating and domestic hot water boiler, side aspect frosted window.

OUTSIDE

To the front of the property a pathway leads to the front door with a lawned garden area, shrubs and outside lighting, enjoying a pleasant outlook towards the lake. Gated side access leads through to a good sized, attractive rear garden measuring approximately 43' x 28', featuring a paved patio seating area with steps leading up to the lawn, flower beds and borders, mature shrubs, bushes and trees, outside power point, all enclosed by walling and hedging surround. The garden has gated access to both sides, with rear gated access leading to:

GARAGE

En-block single garage, accessed via an up and over door.

SERVICES

Mains water, electric drainage. Gas central heating.

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: C

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, continuing into Church Street and Gloucester Street. Take the left hand turning into Cleeve Rise and follow the road. Bear left into Court Road, where the property will be found on your 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.