



103 Meek Road  
Newent GL18 1DX



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Price Guide £175,000

A TWO BEDROOM MID-TERRACE HOUSE IDEAL FOR FIRST TIME BUYERS OR INVESTORS ALIKE with KITCHEN / LIVING / DINING ROOM, ENCLOSED GARDEN, OFF ROAD PARKING, 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 part glazed composite door through to:

### **ENTRANCE HALL**

Radiator, stairs leading off, door to:

### **KITCHEN / LIVING ROOM**

22'0 x 12'1 (6.71m x 3.68m)

The kitchen comprises of a range of base, wall and drawer mounted units, built-in cooker with four ring gas hob, extractor fan over, cupboard housing the Ideal gas-fired boiler, plumbing for washing machine, breakfast bar, inset ceiling lights, front aspect UPVC double glazed window.

The living area has two radiators, television point, telephone point, under stairs storage cupboard, rear aspect UPVC double doors to the rear garden. Door to:

### **CLOAKROOM**

Low-level WC, wall mounted wash hand basin, tiled splashback, extractor fan and inset ceiling light.

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

### **LANDING**

#### **BEDROOM 1**

12'1 x 7'7 (3.68m x 2.31m)

Radiator, television point, rear aspect UPVC double glazed window.

#### **BEDROOM 2**

12'11 x 7'8 (3.94m x 2.34m)

Radiator, access to loft space, two front aspect UPVC double glazed windows.



### **BATHROOM**

White suite comprising low-level WC, pedestal wash hand basin, bath with Mira shower over, partly tiled walls, radiator, extractor fan, inset ceiling spotlights.

### **OUTSIDE**

To the left hand side of the terrace, there is a walkway which leads to the off road parking area for one vehicle.

The easterly facing rear garden is easily maintained having astro turf lawned area and a patio area. To the end of the garden, there is a decked area with garden shed, all enclosed by fencing.

### **SERVICES**

Mains water, gas, electricity and drainage.

### **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 / AGENT'S NOTE**

Leasehold. The lease term is for 999 years and commenced 1st January 2016. Circa 990 years remaining.

Ground rent is payable at approximately £150 per annum. Maintenance charge is payable at approximately £150 per annum.

The Freehold can be purchased for approximately £2,000. Please call the office for further details.

### **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**

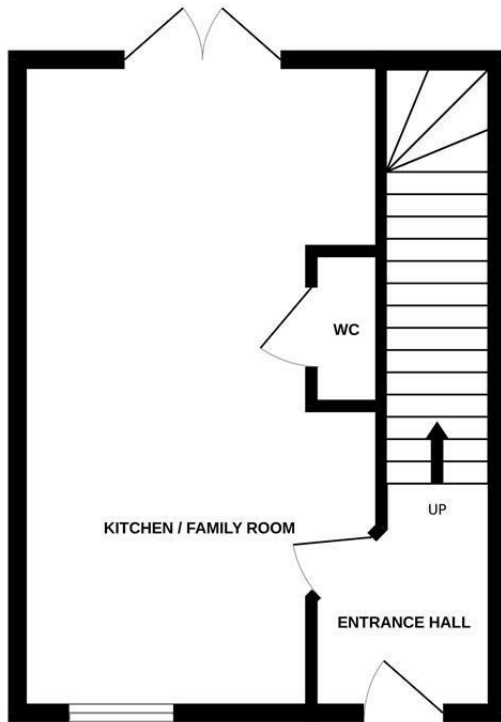
From our Newent office, proceed along the High Street into Broad Street and into Gloucester Street, taking the first right into Onslow Road. Proceed along taking the second left into Meek Road and continue along, where the property will be found on the left hand side as marked by our 'For Sale' board.

### **PROPERTY SURVEYS**

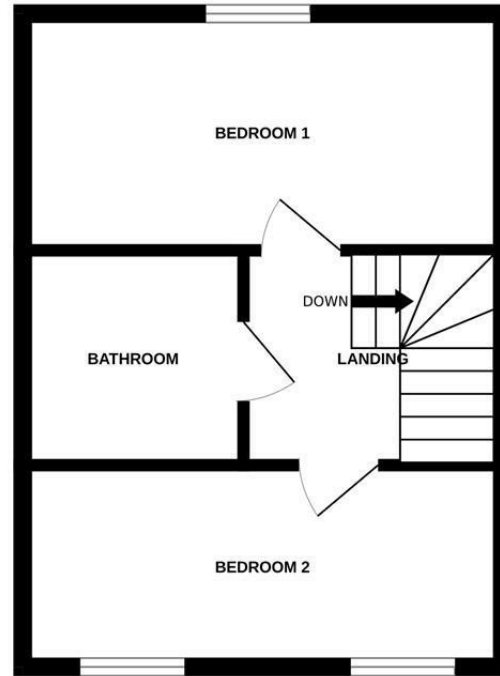
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



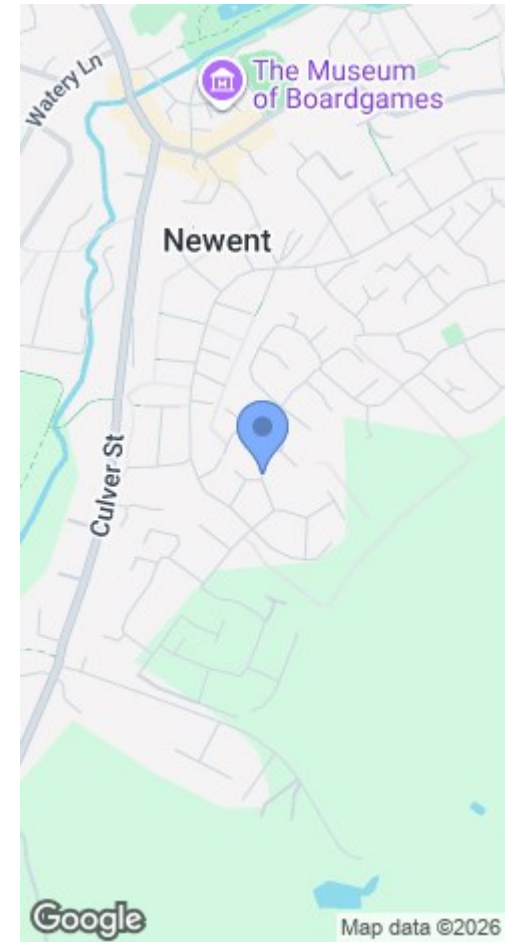
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	98		

**Energy Efficiency Rating Legend:**

- A: 92-101 (Very energy efficient - lower running costs)
- B: 81-91
- C: 69-80
- D: 55-68
- E: 39-54
- F: 21-38
- G: 1-20 (Not energy efficient - higher running costs)

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**

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England & Wales EU Directive 2002/91/EC

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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