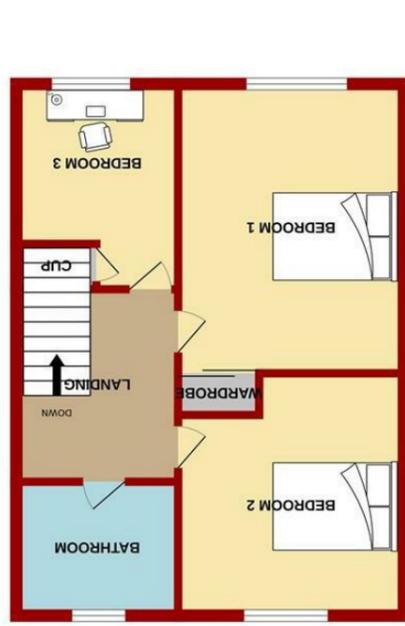




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating
 A (93-100) Green B (81-92) Yellow C (69-80) Orange D (55-68) Red E (39-54) Dark Red F (21-38) Very Dark Red G (1-20) Black	 A (100-149) Green B (150-199) Yellow C (200-249) Orange D (250-299) Red E (300-349) Dark Red F (350-399) Very Dark Red G (400-449) Black



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.  
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271 Foley Road  
 Newent GL18 1SR

# Guide Price £274,400

An EXTENDED THREE / FOUR BEDROOM SEMI-DETACHED FAMILY HOME set in a GENEROUS CORNER PLOT with CONVERTED GARAGE, OFF ROAD PARKING, all within WALKING DISTANCE TO LOCAL AMENITIES, 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 UPVC double glazed front door into:

## ENTRANCE PORCH

Front aspect frosted window. Through further glazed wooden door into:

## ENTRANCE HALL

Stairs to the first floor, thermostat control, door to:

## LOUNGE

14'9 x 13'8 (4.50m x 4.17m)

New carpet, TV point, single radiator, two front aspect windows, door to patio and gardens. Archway leads to:

## DINING ROOM

17'2 x 9'8 (5.23m x 2.95m)

New carpet, single radiator, rear aspect window. Door to:

## KITCHEN

11'3 x 8'4 (3.43m x 2.54m)

Range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated electric oven with four ring gas hob and extractor fan over, plumbing for washing machine, single drainer stainless steel sink unit with mixer tap, space for freestanding fridge / freezer, front aspect window. Opening through to:

## REAR HALLWAY

UPVC double glazed back door, shoe and coat storage area. Door to:

## CLOAKROOM

5'9 x 3'8 (1.75m x 1.12m)

Built-in WC, worktop and storage, wash hand basin, single radiator, rear aspect window.

## BEDROOM 4 / STUDY

16'5 x 7'4 (5.00m x 2.24m)

New carpet, front aspect window.

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

## LANDING

Access to roof space.

## BEDROOM 1

13'3 x 11'6 (4.04m x 3.51m)

Additional built-in double wardrobe accessed via sliding doors, new carpet, single radiator, front aspect window with far reaching elevated views.

## BEDROOM 2

11'6 x 11'4 into wardrobe recess (3.51m x 3.45m into wardrobe recess)

New carpet, single radiator, rear aspect window.

## BEDROOM 3

10'0 x 7'4 (3.05m x 2.24m)

New carpet, single radiator, over stairs storage cupboard, front aspect window with elevated views.

## BATHROOM

Modern three piece suite comprising panelled bath with mixer tap, Triton electric shower over, WC, vanity wash hand basin with mixer tap and cupboards below, laminate flooring, chrome heated towel rail, tiled splashbacks, shaver point, spotlighting, rear aspect frosted window.

## OUTSIDE

To the rear, a driveway provides off road parking with rear courtyard gardens with patio seating area. The corner plot has a further patio area to the side, garden shed and gate into the main front gardens which are laid to lawn with mature cherry tree, borders planted with shrubs, trees and bushes, outside water tap, all enclosed by mature hedging, offering complete privacy.

## SERVICES

Mains water, electricity, gas 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

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 out of the High Street turning right into Onslow Road. Proceed along, taking the first right into Foley Road. Follow this road all the way to the top where the property can be found on the right hand side in the corner 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).

