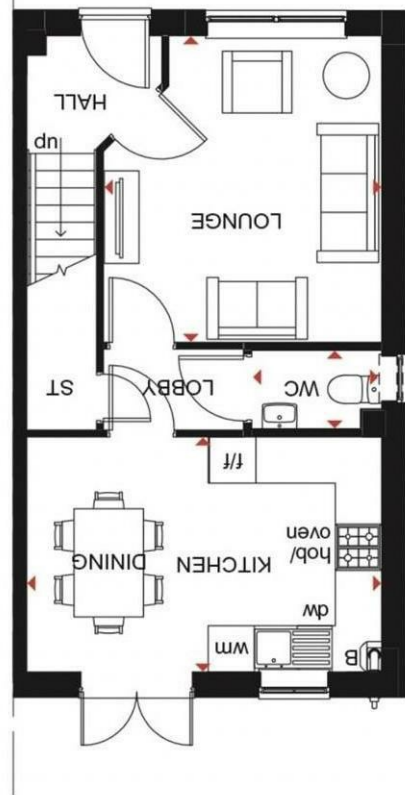
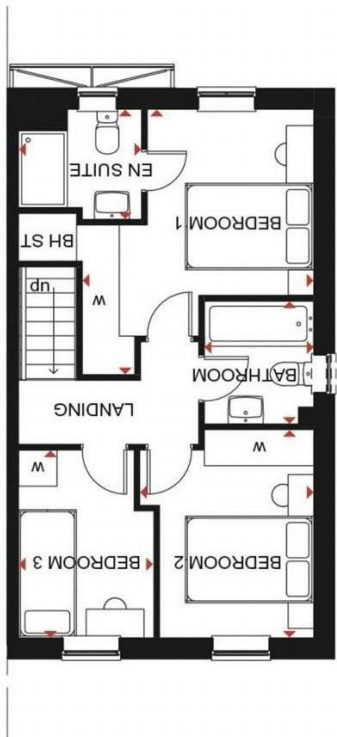
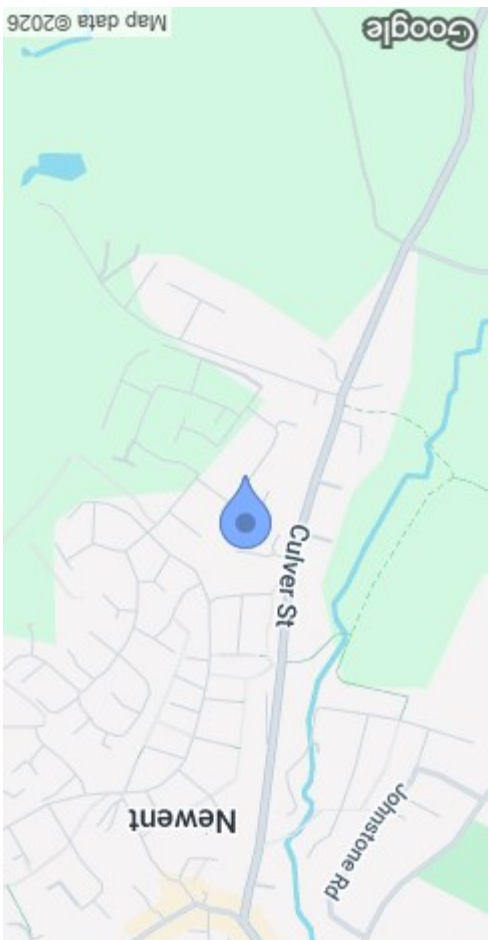




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-95



114 Manor Road  
 Newent GL18 1UJ

# £267,950

EXCEPTIONALLY WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME having EN SUITE to MASTER BEDROOM, A MODERN KITCHEN and BATHROOM, NHBC GUARANTEE, CLOSE ACCESS TO LOCAL AMENITIES, A LOVELY ENCLOSED REAR GARDEN and OFF ROAD PARKING TO THE FRONT FOR TWO CARS, all being offered with NO ONWARD CHAIN.

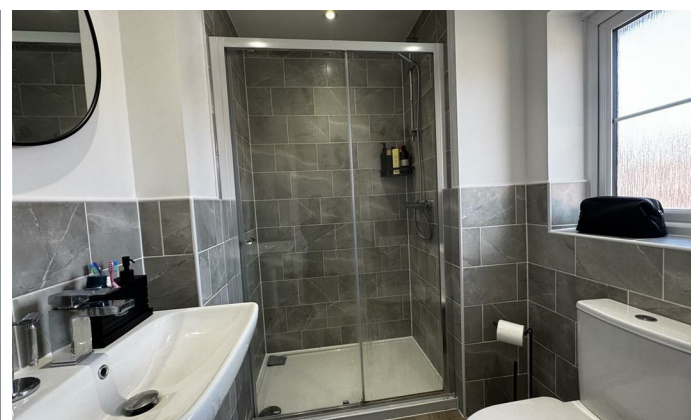
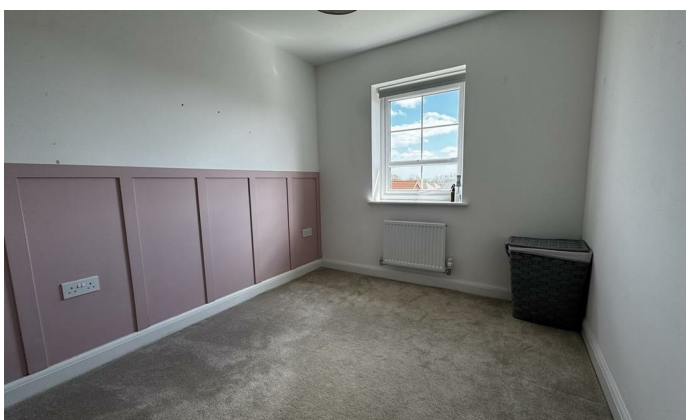
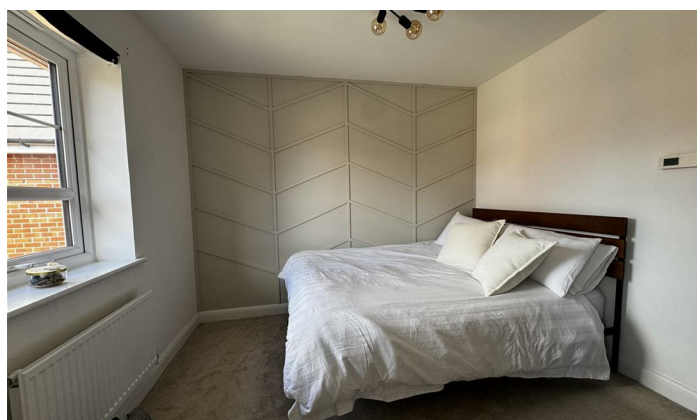
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope,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

### ENTRANCE HALLWAY

5'7 x 4'1 (1.70m x 1.24m)

Single radiator, stairs leading to the first floor.

### LOUNGE

13' x 12' (3.96m x 3.66m)

Single radiator, panelled walling, tv point, thermostat controls, front aspect window.

### INNER HALLWAY

6'4 x 3'5 (1.93m x 1.04m)

Door to:

### DOWNSTAIRS WC

5'3 x 2'5 (1.60m x 0.74m)

Toilet, sink, extractor fan, spot lighting, door to understairs storage cupboard with BT Openreach point and consumer unit.

### KITCHEN/DINER

15' x 10' (4.57m x 3.05m)

Range of base and wall mounted units with laminated worktops and splashbacks, integrated Electrolux double oven with four ring gas hob and extractor fan over, integrated dishwasher and fridge/freezer, Beko washing machine and tumble dryer (available via separate negotiation), single drainer stainless steel sink with mixer tap, inset spot lighting, double radiator, rear aspect window and double opening French doors to patio and gardens.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

### LANDING

Access to roof space, double radiator.

### MASTER BEDROOM

11'7 x 11'7 max (3.53m x 3.53m max)

Panelled wall to one side, single radiator thermostat control, built in wardrobe with hanging rail and shelving, chest of drawers, front aspect window.

### SHOWER ROOM

6'3 x 5'6 (1.91m x 1.68m)

Double shower cubicle via a sliding glazed screen, vanity wash hand basin, mixer tap and cupboard below, wc, tiled splashbacks, chrome heated towel rail, extractor fan, spot lighting, front aspect frosted window.

### BEDROOM 2

10'6 x 8'8 (3.20m x 2.64m)

Single radiator, rear aspect window having far reaching views.

### BEDROOM 3

9'6 x 7' (2.90m x 2.13m)

Single radiator, panelled walling, rear aspect window having far reaching views.

### FAMILY BATHROOM

6'3 x 5'6 (1.91m x 1.68m)

Panelled bath with mixer tap, wc, pedestal wash hand basin with mixer tap, tiled splashbacks, double radiator, extractor fan, inset spot lighting.

### OUTSIDE

To the front of the property there are two allocated off road parking spaces. Front garden area partly laid to lawn with patio pathway and wood chipped borders planted with shrubs, outside lighting. Gated side access leads into the rear garden.

A patio/seating area with grassed terrace, steps lead down to a further patio area and lawn area, wooden garden shed, outside water tap, lighting and power point, all enclosed by wood panelled fencing.

### SERVICES

Mains water, electricity, gas and drainage.

### MAINTENANCE CHARGES

Circa £200.00 per annum.

### 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

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 into Gloucester Street taking the first right onto Onslow Road and then left onto Meek Road. Proceed along this road to the very end and turn right onto Manor Road, where the property can 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).

