



2 Merlin Nook
Newent GL18 1FN



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £399,950

Situated at the END OF A PRIVATE CUL-DE-SAC is this IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME having EN-SUITE TO MASTER BEDROOM, OFF ROAD PARKING, SINGLE GARAGE and a PRIVATE AND ENCLOSED REAR GARDEN.

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 HALL

17'02 x 9'01 (5.23m x 2.77m)

Via double glazed door, wood flooring, stairs to the first floor. Door to:

WC

5'04 x 5'02 (1.63m x 1.57m)

Modern suite comprising wc, vanity wash hand basin, under stairs storage cupboard, wooden flooring, side aspect window.

LOUNGE

20'02 x 12'05 (6.15m x 3.78m)

Feature fireplace with electric fire, front aspect bay window.

STUDY

9'08 x 7'11 (2.95m x 2.41m)

Wooden flooring, front aspect window.

KITCHEN/DINING/FAMILY ROOM

26'02 x 16'02 (7.98m x 4.93m)

Modern kitchen comprising range of base and wall mounted units, one and a half bowl sink unit, five ring gas hob, extractor over, integrated dishwasher, fridge/freezer and wine fridge, rear aspect feature bay window, patio doors to the rear garden. Door to:

UTILITY

8'03 x 5'01 (2.51m x 1.55m)

Base and wall mounted units, single drainer sink unit, space for washing machine, space for tumble dryer, Ideal combination gas fired central heating and domestic hot water boiler, door to the rear.

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

LANDING

Airing cupboard, access to roof space, side aspect window. Door to:

BEDROOM 1

13'04 x 13'02 (4.06m x 4.01m)

Built-in wardrobes, front aspect window. Door to:

EN-SUITE SHOWER ROOM

7'06 x 4'10 (2.29m x 1.47m)

Double shower cubicle, wc, wash hand basin, tiled flooring, side aspect window.

BEDROOM 2

13'01 x 10'07 (3.99m x 3.23m)

Built-in wardrobes, two rear aspect windows

BEDROOM 3

13'05 x 9'08 (4.09m x 2.95m)

Two front aspect windows.

BEDROOM 4

10'08 x 8'05 (3.25m x 2.57m)

Built-in wardrobe, rear aspect window.

FAMILY BATHROOM

9'04 x 7'08 (2.84m x 2.34m)

White suite comprising bath, separate shower cubicle, sink unit, wc, chrome heated towel rail, part tiled walls, tiled floor, rear aspect window.

OUTSIDE

The front of the property has a pathway to the front door, lawned area, mature shrubs and bushes, outside light. A driveway to the side has OFF ROAD PARKING FOR TWO VEHICLES and leads to a SINGLE GARAGE via up and over door, power and lighting.

Gated access leads to the rear garden which has a patio area, lawned area, garden shed, all enclosed by walling and fencing.

SERVICES

Mains water, electricity, drainage and gas.

MAINTENANCE CHARGE

£135.00 per annum - to be confirmed.

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 advised.

LOCAL AUTHORITY

Council Tax Band: E

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.

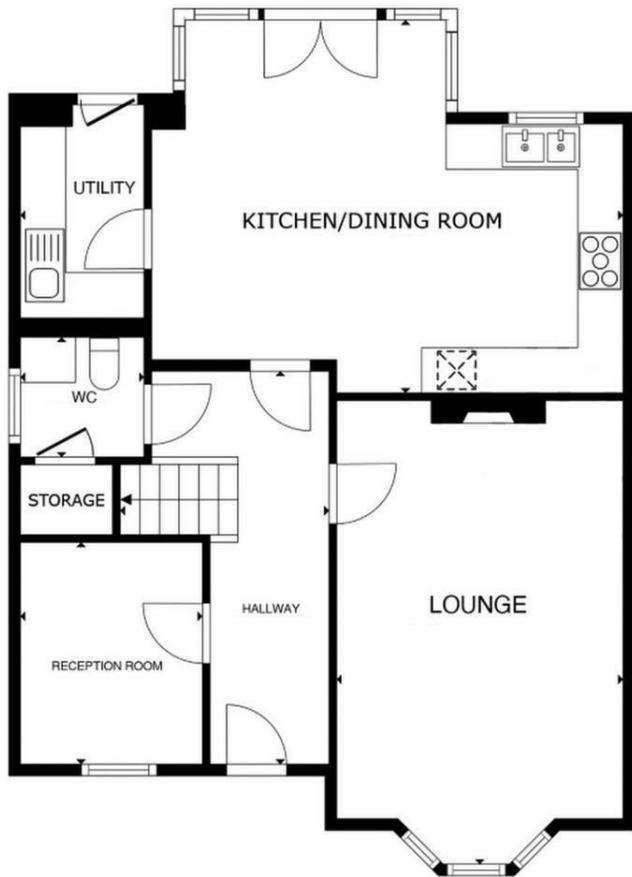
DIRECTIONS

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, proceed along turning left, continuing along Manor Road and the entrance to Merlin Nook can be found on the 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).



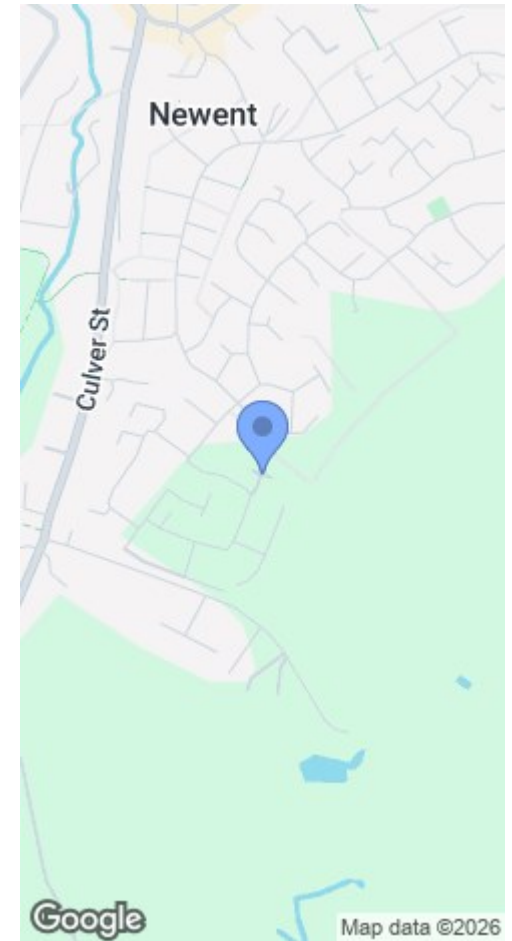


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 76.5 m² (824 sq.ft.) FLOOR 2 74.0 m² (797 sq.ft.)
 TOTAL : 150.6 m² (1,621 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	93	A	A
Very energy efficient - lower running costs (92-94) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		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.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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