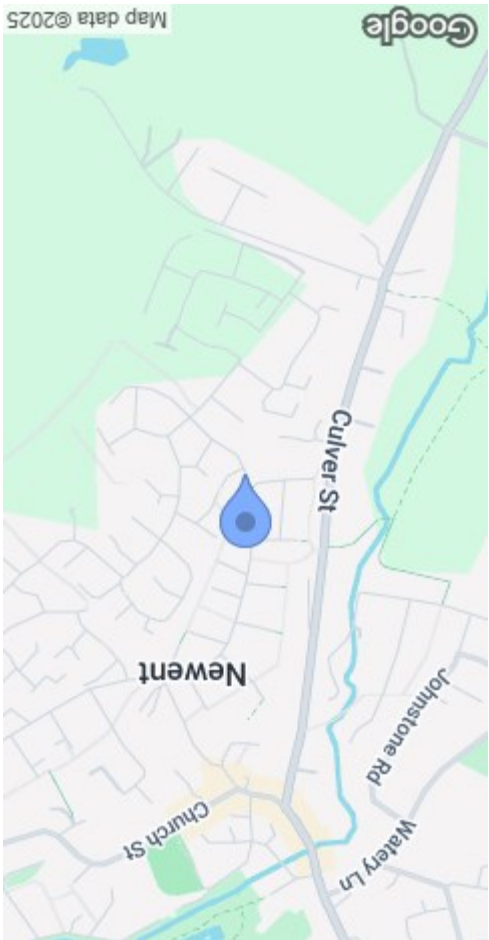


Energy Efficiency Rating	England & Wales	England & Wales
<p>Very Energy Efficient - Lower Heating Costs</p> <p>95</p> <p>Climate Positive</p>	<p>Very Energy Efficient - Lower Heating Costs</p> <p>84</p> <p>Climate Positive</p>	
<p>Environmental Impact (CO₂) Rating</p>	<p>Very Energy Efficient - Lower Heating Costs</p> <p>84</p> <p>Climate Positive</p>	<p>Very Energy Efficient - Lower Heating Costs</p> <p>84</p> <p>Climate Positive</p>



£259,950

A WELL PRESENTED THREE DOUBLE BEDROOM THREE STOREY SEMI-DETACHED TOWN HOUSE with a LOVELY OPEN PLAN LIVING AREA, EN-SUITE TO MASTER BEDROOM, DRIVEWAY AND GENEROUS GARDENS, OPEN GREEN AREA TO THE FRONT situated in a POPULAR RESIDENTIAL LOCATION.

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 double glazed composite front door into:

ENTRANCE HALLWAY

5'0 x 3'8 (1.52m x 1.12m)

Shoe and coat storage area, single radiator, consumer unit. Door to:

LOUNGE / DINER

16'11 x 11'8 (5.16m x 3.56m)

Wood laminate flooring, double radiator, modern panelled radiator, thermostat control, door to under stairs storage cupboard, front aspect window. Opening through to:

KITCHEN / BREAKFAST ROOM

12'0 x 11'9 (3.66m x 3.58m)

Range of base and wall mounted units with wooden laminated worktops and tiled splashbacks, breakfast bar area, integrated double oven with four ring hob and extractor fan over, integrated dishwasher, plumbing for washing machine, space for tumble dryer, space for freestanding fridge / freezer, tiled floor, rear aspect window, double opening French doors to deck and garden.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Single radiator, stairs leading off.

BEDROOM 2

11'8 x 10'5 (3.56m x 3.18m)

Wood laminate flooring, single radiator, wardrobe recess, two front aspect windows overlooking the green and play area.

BEDROOM 3

12'0 x 8'9 (3.66m x 2.67m)

Wardrobe recess, single radiator, laminate flooring, rear aspect window.

BATHROOM

8'0 x 5'6 (2.44m x 1.68m)

Panelled bath with mixer tap and shower detachment, WC, wash hand basin, single radiator, extractor fan, side aspect frosted window.

FROM THE FIRST FLOOR LANDING, A STAIRCASE LEADS TO THE SECOND FLOOR.

LANDING

Door to storage cupboard.

MASTER BEDROOM

16'2 x 8'5 (4.93m x 2.57m)

Thermostat control, access to roof space, front aspect window. Door to:

EN-SUITE

10'8 x 5'0 (3.25m x 1.52m)

Corner shower cubicle with inset overhead shower system, WC, wash hand basin, double radiator, rear aspect Velux roof light.

OUTSIDE

To the front of the property, a pathway leads to the front door with gravelled and lawned area. A driveway to the side of the property, for two vehicles, leads to the rear garden, which comprises of a large decked seating area with fencing surround, gated access leading to the bottom part of the garden which is laid to lawn with a semi-mature tree and all enclosed by wood panelled fencing, outside tap, external power point to the side of the property.

SERVICES

Mains electricity, gas, water 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: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

MAINTENANCE CHARGE

There is a charge of approximately £200 per annum, which covers all the maintenance of the communal areas.

TENURE

Leasehold. 999 years from 01/01/2016.

AGENT'S NOTE

The freehold to the property can be purchased at a cost of approximately £2,000 (to be confirmed).

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 turning right onto Onslow Road. Take the first right onto Foley Road. Proceed along Foley Road to the top and into the new development. Turn immediately left, where the property can be found on the right 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

