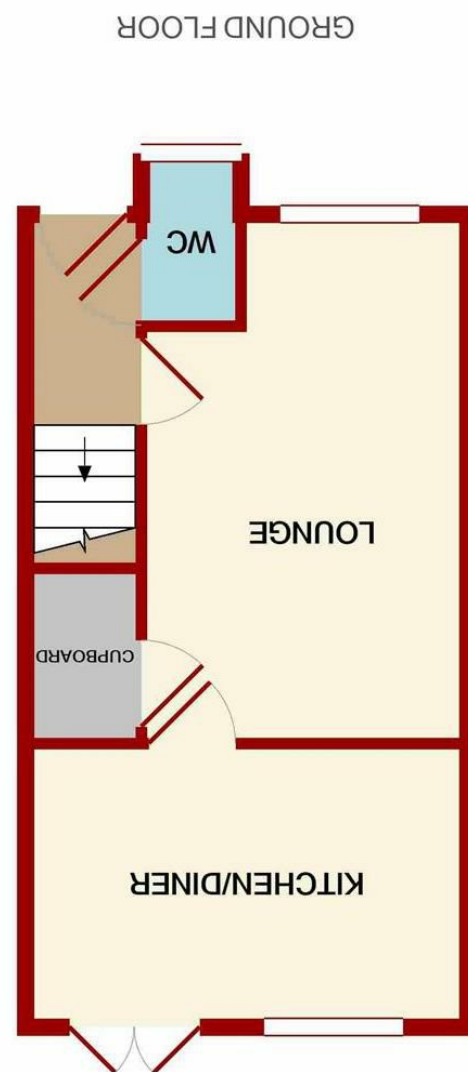
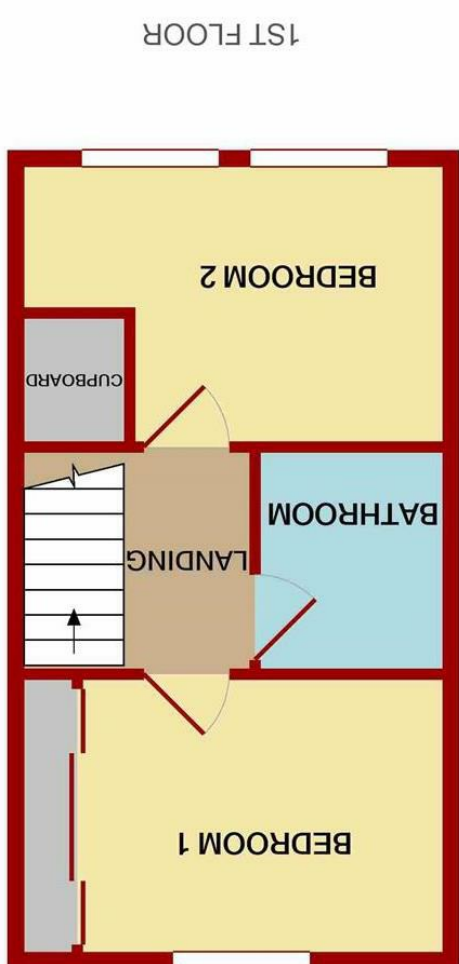
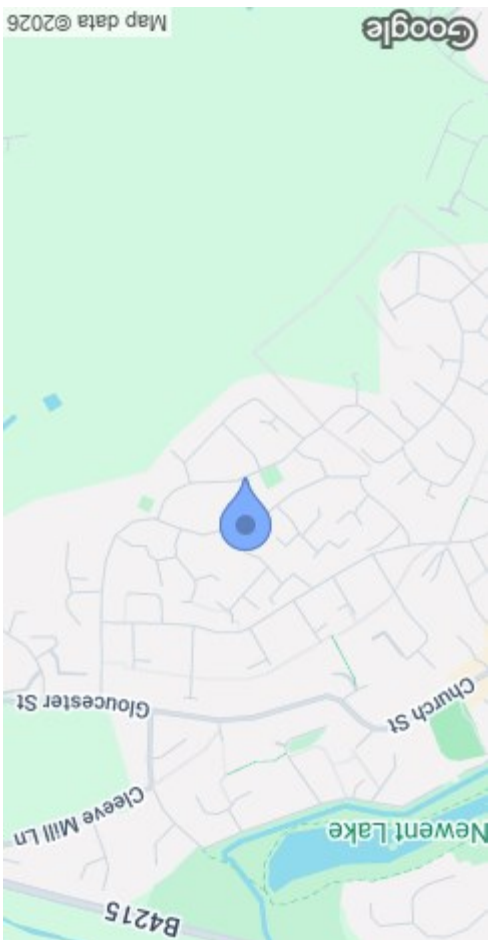




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 45-54 F: 35-44 G: 1-34	 A: 1-10 B: 11-20 C: 21-30 D: 31-40 E: 41-50 F: 51-60 G: 61-70



109 Meek Road
 Newent GL18 1DX

Guide Price £199,950

A WELL PRESENTED TWO DOUBLE BEDROOM MID-TERRACE HOUSE with TWO OFF ROAD PARKING SPACES, an ENCLOSED REAR GARDEN situated in a POPULAR LOCATION suitable for FIRST TIME BUYERS and INVESTORS.

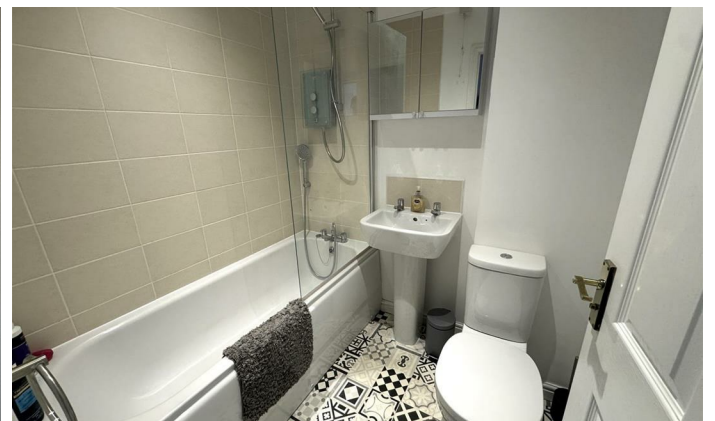
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope,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

ENTRANCE HALL

Exposed flooring, single radiator, stairs leading to the first floor.

CLOAKROOM

White suite comprising low-level WC, pedestal wash hand basin, tiled splashback, single radiator, tiled floor, front aspect frosted window.

LOUNGE

15'1 x 9'2 (4.60m x 2.79m)

Exposed flooring, door to under stairs storage cupboard, single radiator, front aspect window.

KITCHEN / BREAKFAST ROOM

12'6 x 8'1 (3.81m x 2.46m)

Kitchen area comprising of single drainer stainless steel sink unit with mixer tap above, a range of base and wall mounted units, laminated worktops and splashbacks, integrated electric oven with four ring halogen hob and extractor fan over, door to boiler cupboard housing gas-fired combi boiler, tiled flooring, space for freestanding fridge / freezer, plumbing for washing machine, plumbing for dishwasher, single radiator, inset spot lighting, rear aspect window and double glazed UPVC French doors to the gardens.

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

LANDING

Access to roof space.

MASTER BEDROOM

12'7 x 8'2 (3.84m x 2.49m)

Additional recess housing built-in triple wardrobe with various hanging rails and shelving, single radiator, rear aspect window.

BEDROOM 2

12'7 x 8 '6 (3.84m x 2.44m '1.83m)

Single radiator, built-in storage cupboard over the stairs, two front aspect windows.

BATHROOM

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

White suite comprising of panelled bath with mixer tap shower attachment and separate electric shower over, pedestal wash hand basin, low-level WC, heated towel rail, laminate / vinyl floor, tiled splashbacks, extractor fan and spot lighting.

OUTSIDE

To the front of the property, steps lead up to the front door. The front garden area is laid with decorative chippings for low maintenance with bin storage space. There is adjacent off road parking allocated for two vehicles.

The back garden comprises of a patio with seating area with the rest being laid to lawn with flower and shrub borders, gravelled seating area, all enclosed by wood panelled fencing.

SERVICES

Mains water, drainage, electric and gas.

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 advised.

LOCAL AUTHORITY

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold. Approximately 991 years remaining. Please note that the freehold can be purchased for an additional cost of approximately £2,000. Please contact the office for further details.

GROUND RENT / MAINTENANCE CHARGE

£163 payable per annum to cover maintenance of communal areas.

£150 per annum leasehold fee.

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 High Street, into Broad Street, into Church Street and then into Gloucester Street turning right onto Onslow Road. Proceed along here turning left onto Meek Road, follow the road along and the property will 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).