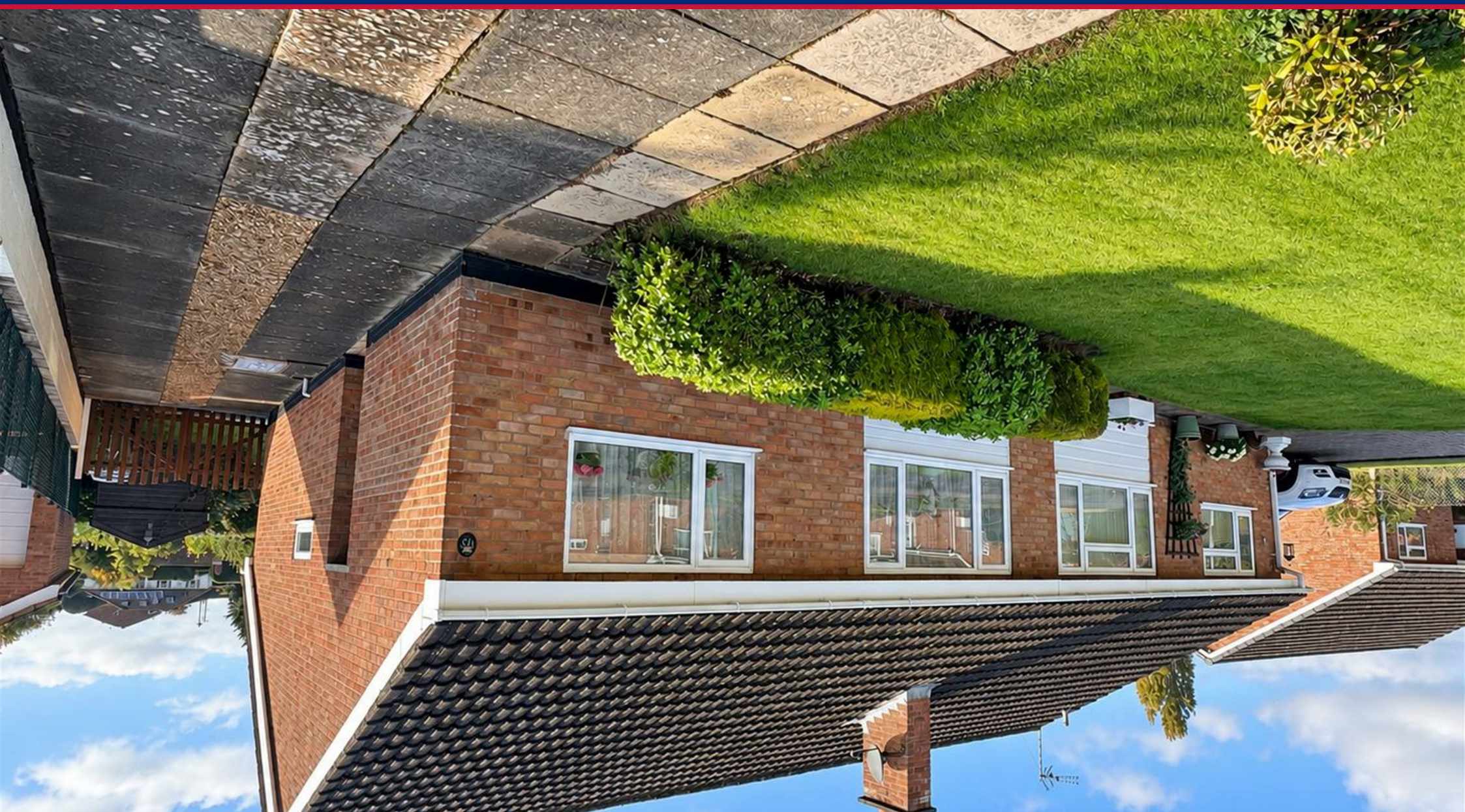
16 Brookside
Newent GL18 1RB

STEVE GOOCH
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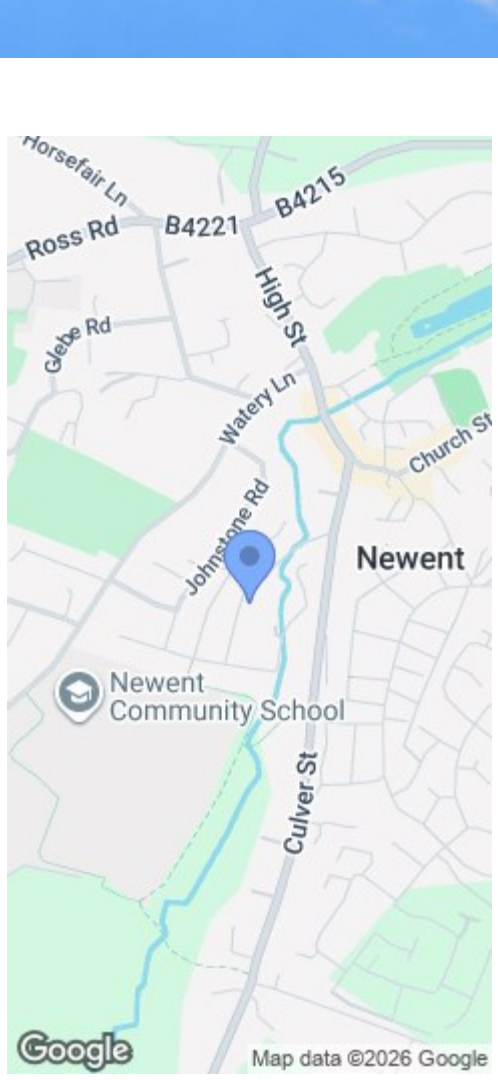


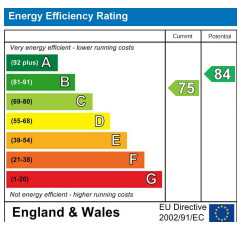
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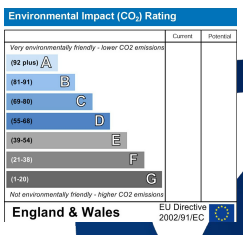


16 BROOKSIDE NEWENT

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Guide Price £279,950



Offered with NO ONWARD CHAIN is this TWO BEDROOM SEMI DETACHED BUNGALOW situated on a POPULAR NO THROUGH ROAD and offers OFF ROAD PARKING FOR SEVERAL VEHICLES together with a LOVELY ENCLOSED PRIVATE REAR GARDEN 53' x 30' APPROXIMATELY.

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
Via fully glazed door, double radiator, built-in cloaks cupboard with hanging rail and shelving, airing cupboard with slatted shelving, access to roof space.

LOUNGE
16'02 x 10'05 (4.93m x 3.18m)
Fireplace with inset gas fire, raised hearth, wooden surround, double radiator, front aspect window.

KITCHEN/BREAKFAST ROOM
1303 x 10'04 (397.15m x 3.15m)
Single drainer sink unit, mixer tap, cupboards under, range of base and wall mounted units, cupboard housing the gas fired central heating and domestic hot water boiler, plumbing for dishwasher, space for fridge/freezer, double radiator, rear aspect window with a private outlook over the gardens, half glazed frosted door to the rear.

BEDROOM 1
10'04 x 10'01 (3.15m x 3.07m)
Fitted double wardrobe with hanging rail and shelving, single radiator, rear aspect window with a private outlook over the gardens.

BEDROOM 2
10'03 x 8' (3.12m x 2.44m)
Single radiator, front aspect window.

BATHROOM
White suite comprising panelled bath with electric shower over, tiled surround, close coupled w.c., wash hand basin, cupboards under, tiled splashback, heated towel rail, Dimplex electric convector heater, side aspect frosted window.

OUTSIDE
To the front of the property is a lawned area with flower border and a driveway suitable for PARKING FOUR VEHICLES leads down the side. Gated side access leads to a private enclosed rear garden with paved patio area, lawned area, two wooden garden sheds, flower borders, various shrubs, bushes and trees, outside tap, outside power point, cultivated vegetable produce area, fencing and natural hedging surround with an open ouitlook. The garden has a sunny aspect and measures 53' x 30' approximately.

AGENT'S NOTE
Probate has been applied for but yet to be granted.

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 advised.

LOCAL AUTHORITY
Council Tax Band: C
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 Newent office proceed along the High Street turning left into Watery Lane then second left into Johnstone Road. Proceed to the end, turn left and then take the next left into Brookside where the property can be found on the right 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).