



99 Manor Road  
Newent GL18 1UJ

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## Guide Price £325,000

A MODERN FOUR BEDROOM DETACHED FAMILY HOME with MASTER EN-SUITE, LANDSCAPED GARDENS TO THE REAR, GARAGE and OFF ROAD PARKING, 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.





Enter the property via double glazed composite front door into:

### ENTRANCE HALL

Consumer unit, turning staircase leading off, thermostat controls, single radiator, door to downstairs storage cupboard.

### CLOAKROOM

WC, wash hand basin with mixer tap, single radiator, side aspect frosted window.

### LOUNGE

16'6 x 10'9 (5.03m x 3.28m)

Two single radiators, TV network point, front aspect window.

### KITCHEN / DINER

18'1 x 13'7 (5.51m x 4.14m)

Range of base and wall mounted units with laminated worktops and splashbacks. Integrated appliances to include tall fridge / freezer, electric oven with four ring hob, glass splashback and extractor fan over, integrated dishwasher, one and a half bowl single drainer sink with mixer tap, breakfast bar area, door to utility cupboard with plumbing for washing machine and Ideal Logic gas-fired combi boiler, also serves as a pantry.

In the dining area, there is a double radiator, inset spotlighting, rear aspect window, double opening French doors to the rear gardens.

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

### LANDING

Access to roof space, single radiator, door to airing cupboard with shelving and storage space.

### BEDROOM 1

13'10 x 9'0 (4.22m x 2.74m)

Built-in double wardrobes with sliding doors, TV point, thermostat control, front aspect window.

### EN-SUITE SHOWER ROOM

6'9 x 6'0 (2.06m x 1.83m)

Double shower accessed via sliding glazed screen, inset detachable shower system, WC, wash hand basin with mixer tap, heated towel rail, tiled splashbacks, extractor fan and shaver point.

### BEDROOM 2

9'10 x 9'3 (3.00m x 2.82m)

Single radiator, rear aspect window.

### BEDROOM 3

8'10 x 8'4 (2.69m x 2.54m)

Single radiator, front aspect window.

### BEDROOM 4

8'7 x 6'9 (2.62m x 2.06m)

Single radiator, rear aspect window.

### BATHROOM

6'9 x 5'7 (2.06m x 1.70m)

White suite comprising panelled bath with mixer tap and inset detachable shower system, WC, pedestal wash hand basin with mixer tap, laminate floor, double radiator, tiled walls, mirror with light, extractor fan, side aspect frosted window.

### OUTSIDE

To the front of the property, a tarmac driveway, suitable for the parking of three vehicles, leads to:

### DETACHED GARAGE

21'4 x 10'7 (6.50m x 3.23m)

Accessed via up and over door to the front, power and lighting, half glazed UPVC door giving access from the gardens.

The rear gardens have been landscaped to provide a raised composite decked area, slatted seating area, lawned areas and a further patio area to the back of the garden to make the most of the evening sun, outside lighting, outside water tap, power points, gravelled borders and raised beds. The gardens offer very good levels of privacy and are enclosed by wood panel fencing and measure approximately 40' in length.

### 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 confirmed.

### LOCAL AUTHORITY

Council Tax Band: D  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Freehold.

### AGENT'S NOTE

There is an annual maintenance charge payable of £166.72 per annum to cover the communal areas.

### 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.

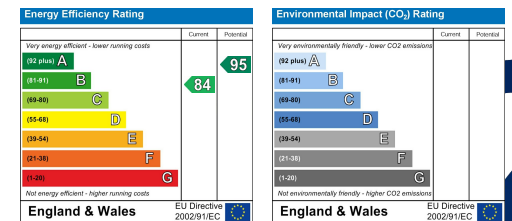
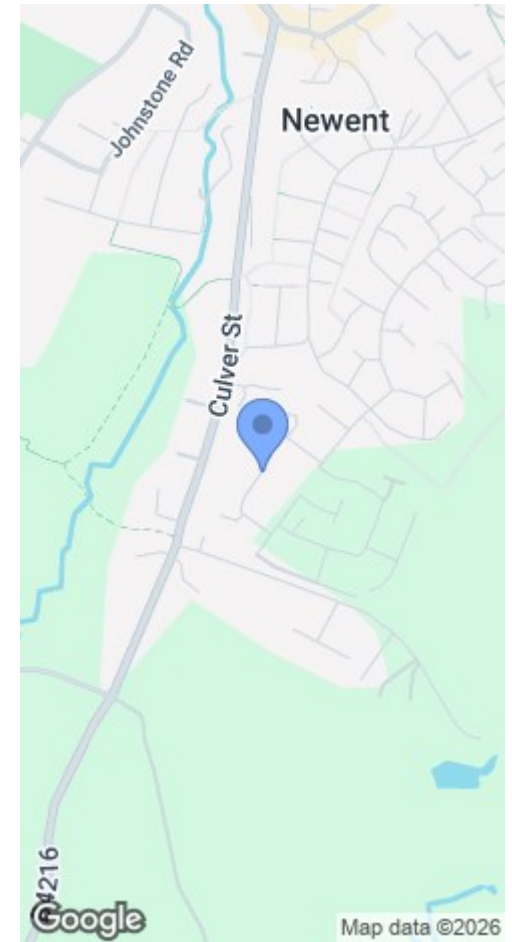
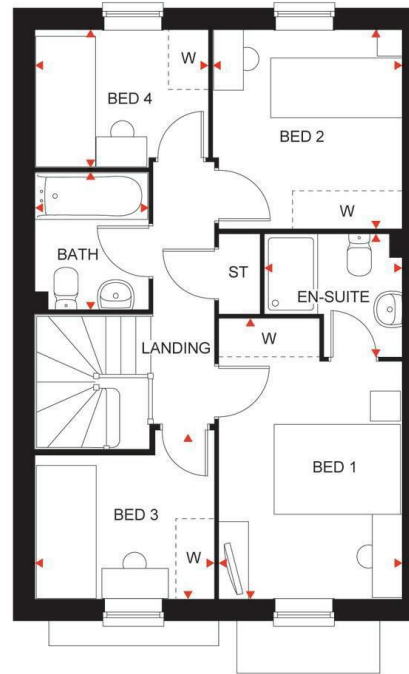
### DIRECTIONS

From our Newent office, proceed along the High Street into Broad Street and into Gloucester Street, taking the first right into Onslow Road. Proceed along taking the second left into Meek Road and continue on to Manor Road where the property can be located on the new development 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).





#### 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.



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