

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	
Current	Future
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
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Guide Price £210,000

A VERY WELL PRESENTED TWO BEDROOM SEMI-DETACHED FAMILY HOME offering LIGHT AND AIRY ACCOMMODATION, KITCHEN / BREAKFAST ROOM, LOUNGE, PRIVATE REAR GARDEN, PLEASANT OUTLOOK TO THE FRONT, situated in a CUL-DE-SAC POSITION.

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 door into:

ENTRANCE PORCH

Consumer unit, single radiator, door to:

LOUNGE

13'0 x 12'0 (3.96m x 3.66m)

Double radiator, thermostat controls, stairs leading off, front aspect window. Door to:

INNER HALLWAY

Door to large understairs storage cupboard.

CLOAKROOM

WC, sink, extractor fan, single radiator.

KITCHEN / BREAKFAST ROOM

12'9 x 7'7 (3.89m x 2.31m)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and splashbacks, single drainer stainless steel sink unit with mixer tap, integrated Zanussi oven with four ring gas hob and extractor fan over, space for free standing fridge / freezer, low-level kick heater, plumbing for washing machine, table top dishwasher, Ideal Logic gas combi boiler, rear aspect full height windows and double opening French doors to patio and gardens.

FROM THE LOUNGE, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Access to roof space, single radiator.

BEDROOM 1

13'0 x 9'4 (3.96m x 2.84m)

Door to built-in cupboard, built-in pull down storage rail, single radiator, front aspect windows offering views over the green area.

BEDROOM 2

12'9 x 7'5 (3.89m x 2.26m)

Single radiator, rear aspect window.

BATHROOM

6'4 x 6'1 (1.93m x 1.85m)

Panelled bath with mixer tap, inset shower system over, WC, wash hand basin with mixer tap, double radiator, tiled splashbacks, shaver point, extractor fan.

OUTSIDE

A patio pathway leads to the front door. The front garden area is laid to lawn with flowerbeds planted with flowers and shrubs. The rear gardens measure approximately 35' in length and offer nice levels of privacy. There is a patio area and pathway leading to the top of the garden which is laid to lawn with a wooden built garden shed, bin storage area, all enclosed by wood panelled fencing. There are two allocated parking spaces to the rear.

SERVICES

Mains electricity, gas, water and drainage.

AGENT'S NOTE

£120 is payable per annum to cover maintenance of the communal areas.

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: B
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 the first right hand turning and then right again into Eagle Crescent, where the property can be located 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.