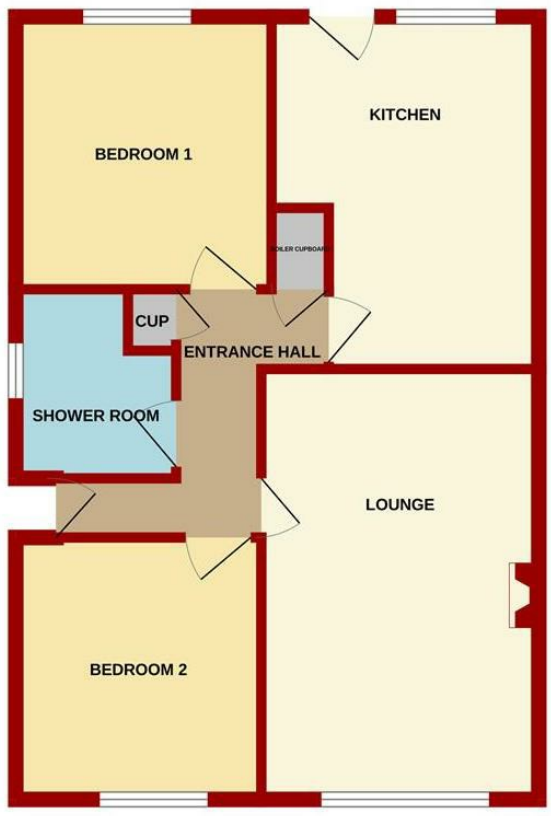
49 Johnstone Road
Newent GL18 1PZ

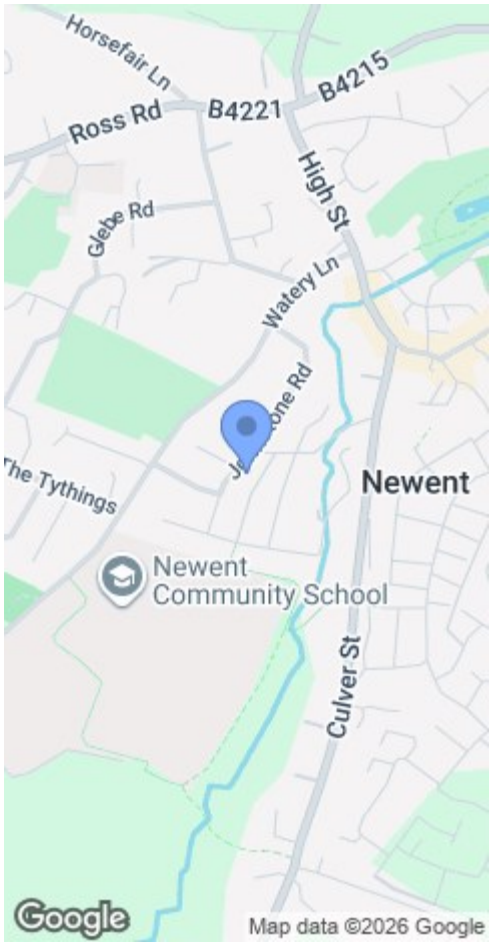
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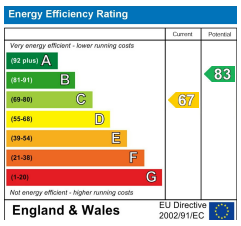


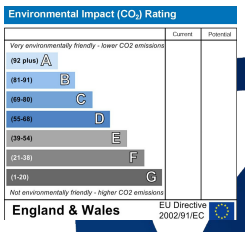
GROUND FLOOR



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 £285,000

STEVE GOOCH IS DELIGHTED TO OFFER FOR SALE THIS, TWO BEDROOM SEMI-DETACHED BUNGALOW, PARKING FOR FIVE VEHICLES, SINGLE GARAGE AND ENCLOSED REAR GARDEN, SOUTHERLY FACING,GOOD ORDER THROUGHOUT AND NO ONWARD CHAIN.

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.















Entranced by a part glazed UPVC door leading through to:

ENTRANCE HALL
With double radiator, store cupboard housing the gas fired central heating and domestic hot water boiler, also housing the hot water storage tank, access to roof space:

LOUNGE
16'3" x 10'5" (4.95m x 3.18m)
Fireplace with inset electric fire, radiator, front aspect window, nice open outlook.

KITCHEN/BREAKFAST ROOM
13'4" x 10'5" (4.06m x 3.18m)
Fitted kitchen to comprise single drainer sink unit, mixer tap, cupboard under, base and wall mounted units, integrated dishwasher, four ring gas hob, electric oven below, cooker hood above, Hotpoint fridge/freezer, Beko washing machine, tiled flooring, double radiator, half glazed door through to the rear gardens, rear aspect window, lovely view of the gardens.

BEDROOM 1
10'5" x 9'11" (3.18m x 3.02m)
Double radiator, rear aspect window, lovely outlook over the gardens.

BEDROOM 2
10'5" x 8'2" (3.18m x 2.49m)
Double radiator, front aspect window, nice open outlook once again.

SHOWER ROOM
Fitted double shower cubicle and tray, shower, panelled surround, wash hand basin cupboard below, close coupled WC, heated towel rail, tiled flooring, side aspect frosted window.

OUTSIDE
45' x 21' approx (13.72m x 6.40m approx)
Gravel driveway, suitable for parking up to five vehicles, leads through to:

SINGLE GARAGE
17' x 7'9" (5.18m x 2.36m)
Accessed via up and over door, with power and lighting, and personal door through to the gardens.

To the front of the property we have a gravelled garden area interspersed with grasses and access leads to mature southerly facing rear garden with paved patio area, outside tap and lighting, large lawned area, raised flower beds, various shrubs and bushes, with attractive summer house 8' x 6', double doors opening out onto the gardens. The rear garden measures approximately 45' x 21' and has fencing surround.

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: 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
Proceed from our offices up Watery Lane, taking the first left-hand turning onto Johnstone Road where the property can be found on the left 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).