

23 Culver Street
Newent GL18 1DB

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £250,000

A FOUR BEDROOM 1860's VICTORIAN SEMI-DETACHED HOME featuring a WEALTH OF ORIGINAL CHARACTER FEATURES, A MODERN FITTED KITCHEN, BEAUTIFUL 100 FT MATURE GARDENS with DETACHED BARN, CONVENIENTLY LOCATED WITHIN EASY WALKING DISTANCE OF NEWENT TOWN CENTRE.

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 composite front door into:

ENTRANCE HALL
Ornate tiled flooring, original panelled walls, door into:

LOUNGE
12'4 x 12'4 (3.76m x 3.76m)
Exposed brick fireplace (currently not in use), single radiator, wall light fittings, front aspect double glazed Georgian style sash window.

DINING ROOM
12'8 x 12'5 (3.86m x 3.78m)
Door to understairs storage cupboard, panelled walls, stone fireplace (not in use), single radiator, front aspect Georgian style sash window, door into:

KITCHEN / BREAKFAST ROOM
21'5 x 7'6 (6.53m x 2.29m)
Refitted to comprise range of base and wall mounted units with wooden worktops and tiled splashbacks, single drainer Belfast sink, plumbing for washing machine, built-in dishwasher, Stoves five ring range oven with glass splashback, space for fridge / freezer, space for tumble dryer, panelled ceiling, extractor fan, two rear aspect windows, half glazed UPVC door to the garden.

SHOWER ROOM
7'7 x 5'1 (2.31m x 1.55m)
Corner shower cubicle with Mira electric shower over, WC, wash hand basin, tiled splashbacks, chrome heated towel rail, extractor fan, rear aspect frosted window.

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

LANDING

BEDROOM 1
12'8 x 12'5 (3.86m x 3.78m)
Double radiator, door to over-stairs storage cupboard with shelving and light, front aspect UPVC double glazed Georgian style sash window.

BEDROOM 2
12'6 x 11'8 (3.81m x 3.56m)
Single radiator, access to roof space with pull down ladder and light, front aspect UPVC Georgian style sash window.

BEDROOM 3
11'2 x 8'0 (3.40m x 2.44m)
Double radiator, rear aspect window.

BEDROOM 4
9'7 x 7'8 (2.92m x 2.34m)
Radiator, additional airing cupboard with Ideal gas fired combi boiler and slatted shelving, rear aspect window

BATHROOM
4'6 x 4'0 (1.37m x 1.22m)
WC, sink, rear aspect frosted window.

OUTSIDE
Measuring approximately 100ft long, this attractive cottage-style rear garden is enclosed by hazel and estate fencing and features mature borders with a variety of flowers, shrubs, and trees. A rose-covered archway leads to further lawned areas and planted beds with a pathway running to the rear of the garden which features a gated side access, a greenhouse with water supply, a small orchard area, log store, water feature, compost area and fenced boundaries throughout.

DETACHED BARN
12'8 x 11'7 (3.86m x 3.53m)
Accessed via front door with opening through to boarded first floor, power and lighting.

AGENT'S NOTE
Garden pathway providing access to the neighbouring property.

There is a second right of way to the bottom of the property between the blacksmith and the neighboring land.

SERVICES
Mains electric and water, drainage 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 confirmed.

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

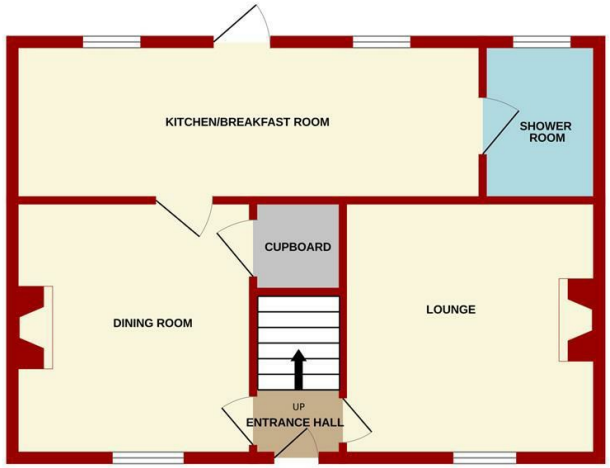
TENURE
Freehold.

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.

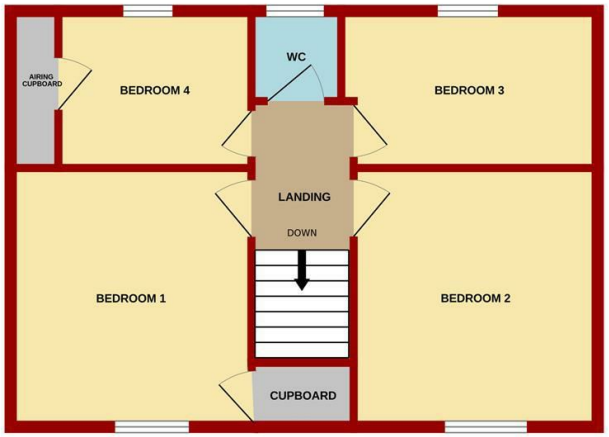
DIRECTIONS
From our Newent office, take the High Street, turning right into Culver Street, where the property can be located on the right hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

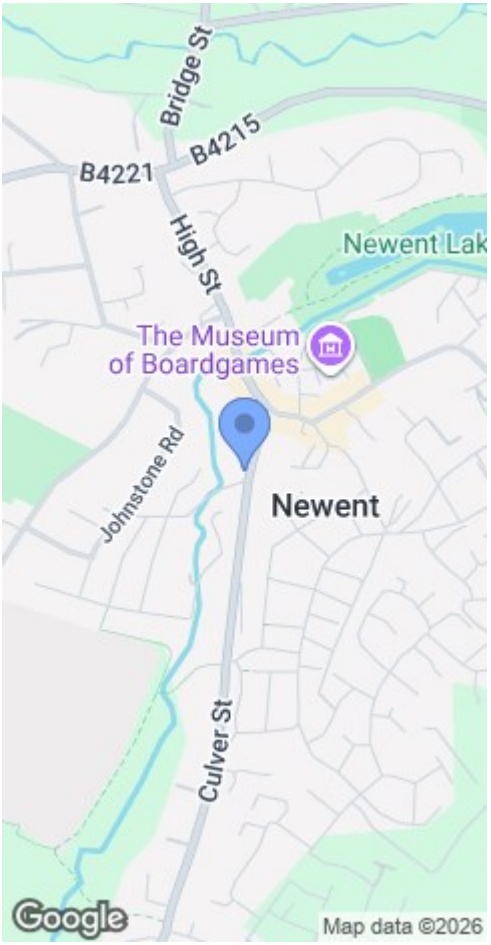
GROUND FLOOR

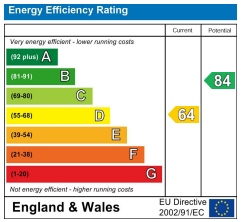


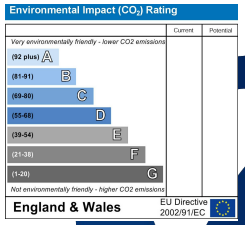
1ST FLOOR



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.