



109 Meek Road, Newent GL18 1DX

£189,950



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• Two double bedrooms • Allocated off road parking for two vehicles • Popular market town location • Ideal investment or first time buy • Potential rental income of £750 pcm • EPC B83

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Accommodation

Stepping into the home, the entrance hall provides stairs off to the first floor, doors leading to the living room and a cloak room with wash hand basin and WC. Access through the generously sized living room the kitchen offers a modern finish with a range of base and eye level units, built in oven/grill and four ring electronic hob whilst allowing space for washing machine. Patio doors bring ample natural light whilst giving access out to the garden.

Upstairs comprises of two double bedrooms with master benefiting from built in wardrobes and a family bathroom housing WC, wash hand basin and bath with shower over.

Outside

The garden offers a generous size being mostly laid to lawn whilst also having the benefit of both a patioed area and a gravelled seating area, perfect for entertaining in the summer months.

Location

Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other

houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate. Newent is served by three schools, doctors' surgery and dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5.

Local Authority, Services, Tenure & Broadband

Leasehold - Approx 993 year lease. Persimmon Homes are prepared to sell the Freehold Interest of the property. They have confirmed that the price would be no more than 25 x the ground rent which equates to £4,800.00. This information is a guide only and any further details at the time of purchase will be clarified.

Maintenance Charge - approx £150 per annum

Ground Rent - approx £192 per annum

All mains services are connected to the property

Forest of Dean District Council Tax Band B - £1453.15

Broadband - Ultrafast Av 330 mbps

Directions

Proceed out of Newent via Gloucester Street, turn right onto Onslow Road then first left onto Meek Road continue on this spine road, it will bare right then left. Follow this road passing a turning on your left for Knowles Road shortly after the property can be found on the left hand side.



1 High Street, Newent, GL18 1AN

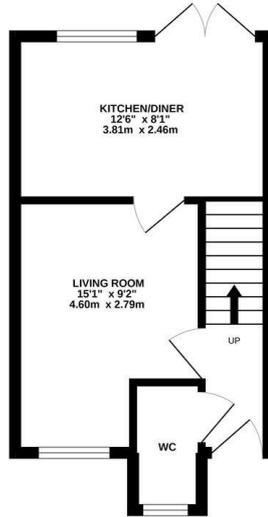
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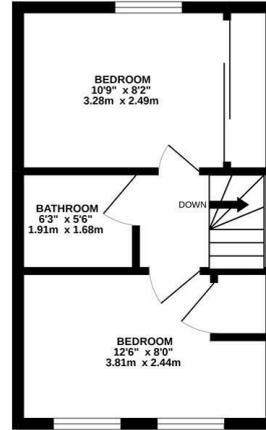
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GROUND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

