



On Manor Road in the charming town of Newent, this nearly new detached house offers a delightful blend of modern living and comfort. Built in 2022, the property is well presented throughout, making it an ideal choice for families or those seeking a home close to amenities.

The home features three spacious bedrooms, providing ample space for relaxation and rest. The single reception room is inviting and perfect for entertaining guests or enjoying quiet evenings in. The well-appointed bathroom caters to all your needs, ensuring convenience for the entire household.

One of the standout features of this property is its low maintenance garden, which includes two patio areas, perfect for alfresco dining or simply soaking up the sun. The outdoor space is designed to be enjoyed without the burden of extensive upkeep, allowing you to spend more time enjoying your home.

Parking is a breeze with space for two vehicles, and the off-road shared drive adds an extra layer of convenience. This property is offered as a 50% shared ownership, making it an attractive option for first-time buyers or those looking to invest in a lovely home in a desirable location.

In summary, this three-bedroom detached house on Manor Road is a fantastic opportunity for anyone seeking a modern, well-maintained property in Newent. With its thoughtful design, convenient amenities, and low maintenance outdoor space, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful house your new home.

Shared ownership information

Shared ownership is a part buy part rent property from a registered landlord. You purchase a share with the help of a mortgage based on your affordability.

Example of costs based on a Share of: 50 %

Open Market Value: £300,000

Rent per month: £290.68

Service Charges per month: £4.42

Buildings insurance per month: £17.31

The more you buy the lower your rent will be. These costs will increase each year with inflation.

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan

Ground Floor

Enter into large entrance hall with storage cupboard, stairs to first floor, and doors leading to WC, Kitchen and Lounge

Kitchen/dining room

15'5" x 12'6" (4.70 x 3.82)

Large kitchen with range of wall and base units, sink, space for washing machine and fridge/freezer. Electric oven with gas hob with hood over. Open plan to dining area. Door to garden, 1 window to front of property and 1 window overlooking garden.

WC

6'8" x 4'9" (2.05 x 1.47)

White wash hand basin and low level WC. Window to front elevation. Plumbing in place to adapt to a shower room.

Lounge

15'5" x 10'9" (4.72 x 3.30)

Large lounge sitting room with decorative fire surround. 2 windows to the front of the property and 1 to the side.

First floor

Sweeping staircase to first floor with doors leading to 3 bedrooms and bathroom.

Bedroom 1

15'5" x 10'11" (4.72 x 3.34)

Spacious double bedroom with dual aspect windows to front and side of property.

Bedroom 2

13'8" x 6'6" (4.18 x 1.99)

Second double bedroom with large storage cupboard. Window to front of property.

Bedroom 3

12'0" long (3.68 long)

Single bedroom currently used as a dressing room. Window overlooking garden.

Bathroom

5'11" x 6'11" (1.81 x 2.11)

White suite comprising of wash hand basin, low level WC and bath with shower over. Window to front elevation.

Outside

Door from kitchen opens onto patioed area. Steps up to a second patio with full height gate to the driveway with 2 parking spaces. The garden is partially walled with some flower beds.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

