



A tranquil cul-de-sac on Manor Road, Newent, this charming mid-terrace house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, including two spacious double rooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for relaxation or entertaining guests.

The house features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the dual aspect solar panels, which not only contribute to energy efficiency but also help reduce utility costs.

Outside, you will find an enclosed garden and parking available for two vehicles, a valuable asset in this desirable location. The property is situated close to the amenities of Newent, making it easy to access shops, schools, and recreational facilities. Additionally, the nearby play area offers a safe space for children to enjoy outdoor activities.

This home is perfect for those who appreciate a peaceful setting while still being within reach of local conveniences. With its appealing features and prime location, this mid-terrace house on Manor Road is an excellent opportunity for anyone looking to settle in Newent.

Shared ownership

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: 40%

Open Market Value: £225,000
Rent per month: £383.93
Service Charges per month: £14.29
Buildings insurance per month: 17.31

Photography/plans

Ground Floor

20'0" x 3'8" (6.12 x 1.12)
Front door leading to hallway, stairs, Kitchen, WC and Sitting room. Open
understairs for easy storage.

Kitchen/Diner

14'5" x 9'7" (4.40 x 2.93)
Large kitchen/diner with wall and base units in warm beige. Steel sink and
mixer taps. Fitted oven, hob and hood. Space for washing machine and
dishwasher. Large double opening window overlooking the front of the
property.

Ground floor WC

5'9" x 3'3" (1.77 x 1.01)
White low level WC and wash hand basin.

Sitting room/lounge

16'9" x 12'2" (5.11 x 3.72)
Large lounge with window and generous sized patio doors onto garden.

First Floor

Landing area with doors leading to bathroom and bedrooms 1, 2 and 3. A full
height storage cupboard and a half height over stairs storage cupboard.

Bedroom 1

13'4" x 9'3" (4.07 x 2.82)
Good size double bedroom with window to the front of property.

Bedroom 2

13'3" x 9'3" (4.06 x 2.83)
Good size double bedroom with window to the rear of the property.

Bedroom 3

9'6" x 7'2" (2.90 x 2.19)
Third bedroom, good size single. Rear window overlooking garden.

Bathroom

7'3" x 6'4" (2.23 x 1.94)
White bathroom suite with shower over bath, low level WC and hand wash
basin. Window to front of property.

Eternal

Enclosed rear garden with patio area and shed.
Parking spaces for 2 vehicles directly to front of property.

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.

How does Shared Ownership work?

Shared Ownership is a government scheme that offers you the chance to buy
a share of a property from a housing association, a non-profit-making body
that provides homes. Because you only own a part of the property, you can
buy it with a smaller deposit and mortgage.

A smaller mortgage means smaller repayments but you'll also need to pay:

- rent on the share of the property you do not yet own
 - monthly service charges
- Shared Ownership homes can be new builds, existing properties, houses or
flats. All Shared Ownership properties are leasehold, even houses.

