



NEWENT

Guide price £290,000



ARCHER & CO

# 6 BLENHEIM DRIVE

Newent, Gloucestershire GL18 1TU



Three Bedroom Semi-Detached Family Home  
Off Road Parking, Enclosed Generous Gardens  
Sought After Cul-De-Sac Location

This three-bedroom semi-detached family home is situated in the sought after and quiet cul-de-sac of Blenheim Drive, Newent. The picturesque and charming Newent is a thriving market town with a wealth of independent retailers found throughout the High Street, also benefitting from supermarkets, a primary and secondary school and community leisure centre. Newent also hosts many other sporting facilities having golf clubs, a dry ski slope, and active sporting teams: Newent RFC, Newent Town A.F.C, and Newent C.C.

With a choice of many countryside walks, transport links to nearby surrounding towns and cities, all within easy driving distance from the town, the property is ideally situated and caters for all.

Welcomed by an entrance porch convenient for storage, this spacious three-bedroom family home is well proportioned for entertaining. The kitchen comprises a range of modern, shaker style wall, base and drawer units, built in appliances and space for a rangemaster oven and fridge freezer, a window to the front aspect invites light, making this room a bright and airy space.

The heart of the home has to be the living room, a spacious room overlooking the rear garden with double doors opening and flowing into the dining room. The dining room is once again, incredibly light and airy, offering a fantastic space for socialising and entertaining. This room could also be utilised as a play room or large study. The ground floor also benefits from a downstairs cloakroom, found off the entrance hallway.

To the first floor, the landing has doors leading to three bedrooms and a family bathroom, also into a large airing/storage cupboard. All three of the bedrooms are of a generous size, the master is situated to the front aspect and has built in wardrobes, with the second and third bedrooms both being to the rear aspect. The family bathroom is a white suite, comprising modern bath tub with shower over, close coupled W.C, pedestal wash hand basin with cupboard beneath, tiled walls and a front aspect window.

Guide price  
£290,000



- Three Bedroom Semi-Detached House
- Spacious Living Accommodation, Two Reception Rooms
- Off Road Parking, Enclosed Generous Gardens
- Quiet Cul-De-Sac Location
- Close To Town Centre

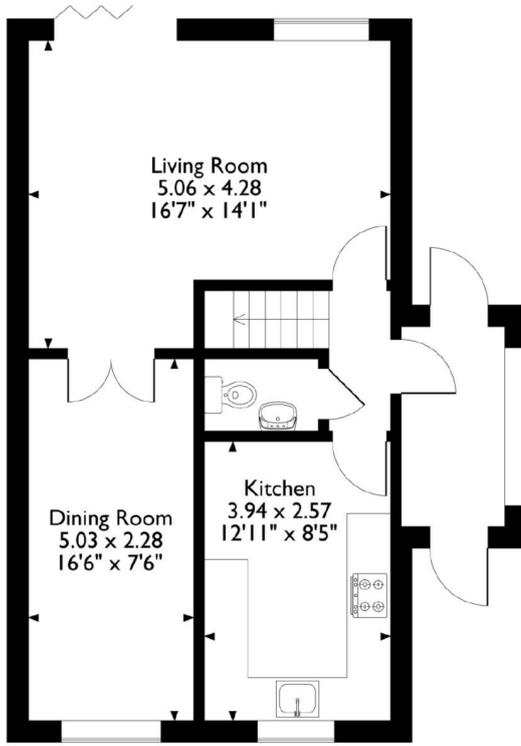


## STEP OUTSIDE

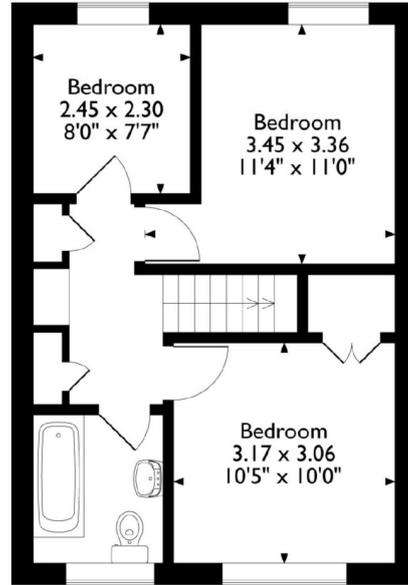
One of the key features of this property has to be the ample off-road parking for several vehicles, the driveway having a great degree of privacy. The rear garden is mostly laid to lawn, being a generous size as this property occupies a corner plot, all enclosed by fencing surround. The rear garden also offers a patio/seating area, covered by a pergola, the perfect space for outdoor activities.



Approximate Gross Internal Area  
89 Sq M/958 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## DIRECTIONS

From the Newent High Street turn onto Broad Street and turning left onto Church Street. Follow Church Street round to the right onto Gloucester Street and take the right hand turning onto Onslow Road. Take the second right onto Coopers Way and the first right onto Blenheim Drive, proceed into Blenheim Drive, continue to the end of the cul-de-sac where the property can be found in front of you via our for sale board.



## INFORMATION

Postcode: GL18 1TU  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		86
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY  
01989 768484  
ross@archerandco.com  
www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.