



330 Foley Road, Newent GL18 1SS
Offers In The Region Of £264,000



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• Three bedroom semi detached family home • NO CHAIN • Generous rear garden • Ample off road parking plus garage • Potential to alter and extend • EPC D66 • Forest of Dean District Council tax band B £1,970.01 (2026/27) Freehold



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Offers In The Region Of £264,000

Entrance Porch

Accessed via a UPVC door with a further door leading into living room.

Living/Dining Room

Generous room with window to the front aspect, sliding patio doors to the rear and door into hall.

Hall

Stairs to first floor landing and doors leading off.

Kitchen

A range of base and wall mounted units with worktops, stainless steel, single drainer sink unit, built in electric oven with gas hob over. Space and plumbing for washing machine and space for freestanding fridge/freezer.

Integral Garage

Accessed from hall with up and over door to front. Power, lighting and understairs storage cupboard.

First Floor Landing

Access to loft space, airing cupboard with radiator, slatted shelving and housing the boiler.

Bedroom One

Built in wardrobe and window to the rear aspect.

Bedroom Two

Built in wardrobe and window to the front aspect.

Bedroom Three

Rear aspect window over looking back garden.

Bathroom

Coloured suite suite comprising bath with electric shower unit, WC and wash basin. Frosted window to front aspect.

Outside

To the front of the property is driveway with tandem parking for two/three vehicles and a garden laid to lawn. Gated side access leads around to the rear garden which boasts a decked area off the living room patio doors, an expanse of lawn, mature beds and borders and a garden shed. The garden is all enclosed by fencing.

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 is the 'jewel of the town'. The town is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5.

Material Information

Tenure: Freehold

Council tax band: B

Local authority and rates : Forest of Dean District Council - £1,970.01 (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

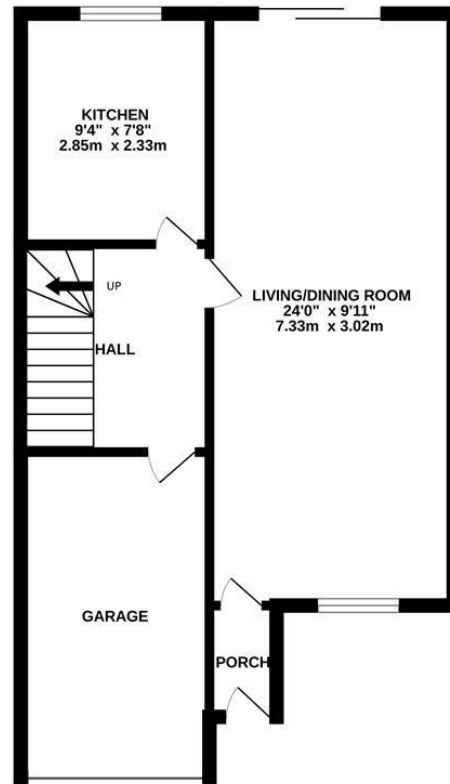
Heating: Mains gas

Broadband speed: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1139 Mbps

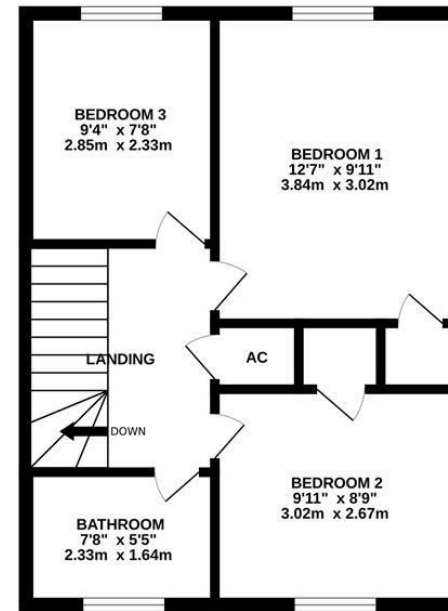
Mobile phone coverage: EE, Vodafone, Three & O2



GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

