



22 Buzzard Row, Newent GL18 1FF
£275,000



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• Motivated sellers • Three bedroom family home • Generous main bedroom benefits from an en-suite • Private rear garden • Parking for two vehicles • Located in the market town of Newent • Forest of Dean District Council. Tax Band C - £2146.81 (2025/26) • EPC B



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

£275,000

Entrance Hall

Entrance hall providing access into the kitchen, living/dining room and the WC.

Living / Dining Room

Spacious living/dining room with wood affect flooring throughout and French doors leading to the rear garden.

Kitchen

The well appointed kitchen boasts marble effect tiled flooring and offers ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven and four ring gas hob with extractor over and dishwasher. There is also space for a fridge/freezer along with plumbing for a washing machine. Window overlooking the front aspect of the property.

WC

Black slate tiling throughout along with a white suite comprising WC and hand wash basin.

Bedroom Two

Double bedroom. Windows overlooking front aspect of the property.

Bedroom Three

Double bedroom with access into the family bathroom. Windows overlooking rear aspect of the property.

Bathroom

With access from the landing and bedroom three, the family bathroom is equipped with a white suite comprising bath with overhead shower, WC and hand wash basin.

Bedroom One

Large, double bedroom with built in wardrobes and ample space for dressing table/work desks. Windows overlooking front and rear aspect of the property.

En-Suite Shower Room

White suite comprising shower enclosure



with direct feed shower, WC and hand wash basin. Additional Velux window to provide natural lighting.

Outside

The front of the property provides parking for two vehicles along with a pathway leading to the front entrance. With access via the rear French doors or the side gate you are welcomed into a spacious garden with a patioed area and a larger lawned area all enclosed by fencing.

Location

The market town of Newent sits 8 miles northwest of Gloucester, on the northern edge of the Forest of Dean. Served by three schools, doctors surgery, dentist, sports & leisure centre, excellent motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking for an active community.

Material Information

Tenure: Freehold

Council tax band: C

Local authority and rates : Forest of Dean

District Council - £2146.81 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

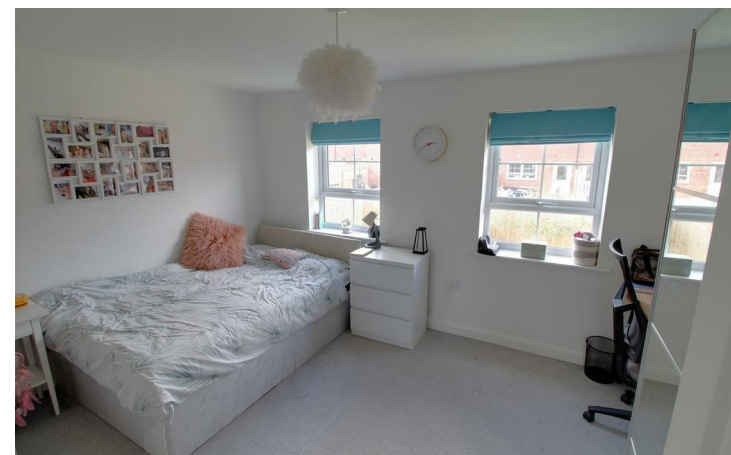
Heating: Mains gas

Broadband speed: Basic 19 Mbps,

Superfast 65 Mbps, Ultrafast 1139 Mbps

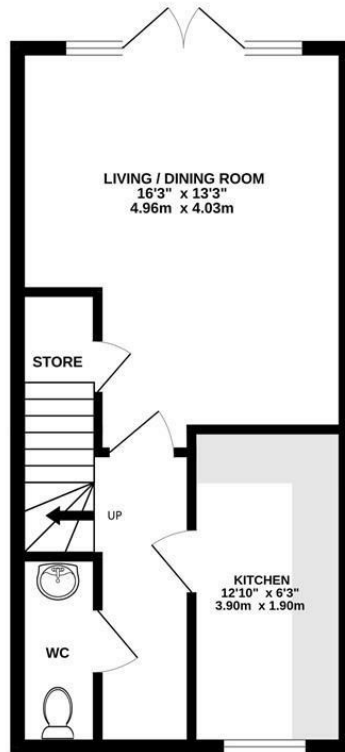
Mobile phone coverage: EE, Vodafone, Three & O2

There will be a service charge of approximately £166.72 per annum to cover the communal green areas.

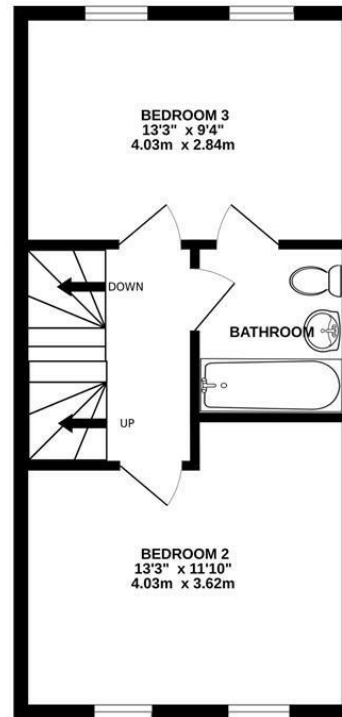




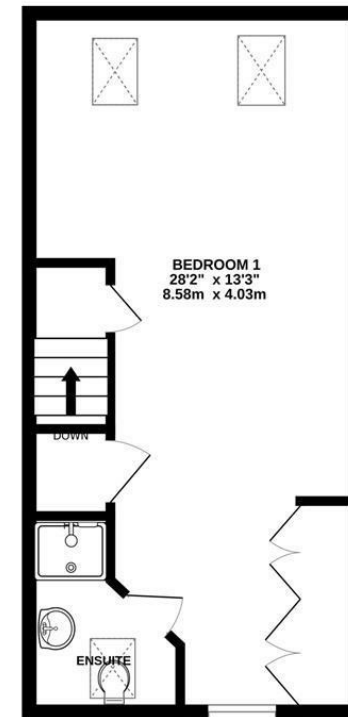
GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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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1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

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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.

