



9 Blenheim Drive, Newent GL18 1TU
£309,950



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• Well presented three bedroom home • Two reception rooms • Ample off road parking • Garden room ideal as games room or office • Pleasant rear garden • Council tax band C (£2,146.81 - 2025/26) • EPC

£309,950



1 High Street, Newent, GL18 1AN

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Entrance hall

Accessed via a storm porch. Stairs to first floor and doors leading off.

WC

Suite comprising WC and wash basin.

Living room

A generous space with feature fireplace with inset electric fire, window to the rear aspect and double doors leading out to the garden.

Kitchen

A range of base and wall mounted units and cupboards with ample work top space. Stainless steel sink unit, built in electric oven with gas hob over and extractor hood, space and plumbing for both washing machine and dishwasher, space for fridge/freezer. There is a window to the front aspect and door leading into the dining room.

Dining room

Window to the front aspect.

First floor landing

Two storage cupboards with one housing the central heating boiler, access to loft space and doors leading off.

Bedroom one

Built in storage cupboards and window to the front aspect.

Bedroom two

Window to rear aspect.

Bedroom three

Window to the rear.

Shower room

Well appointed with double shower enclosure with direct feed shower. WC and wash basin, part tiled walls and frosted window to the front aspect.

Outside

To the front of the property is a paved and tarmac driveway with space for three vehicles plus outside tap. The paving leads to the front door and around through gated side access to the rear garden which boasts an Indian slate patio off the double doors from the living room, an expanse of lawn and mature beds and borders. There is a good sized garden shed and an outbuilding with power connected currently utilised as a garden bar and games room.

Location

The market town of Newent sits 8 miles north west 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 - £2,146.81 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

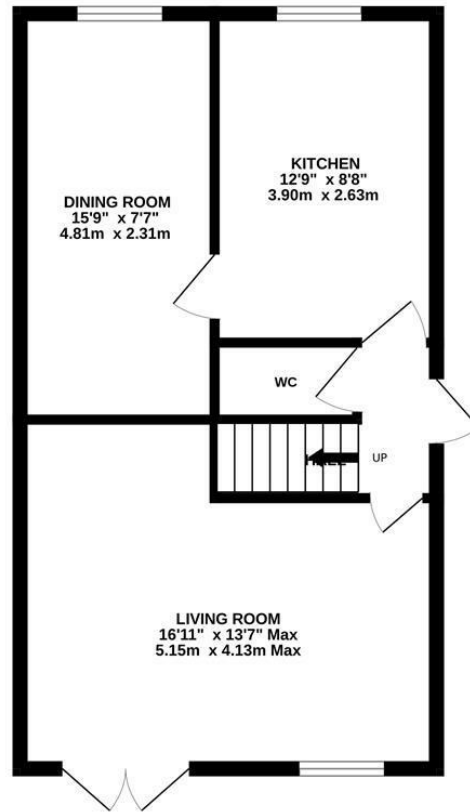
Heating: Mains gas

Broadband speed: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

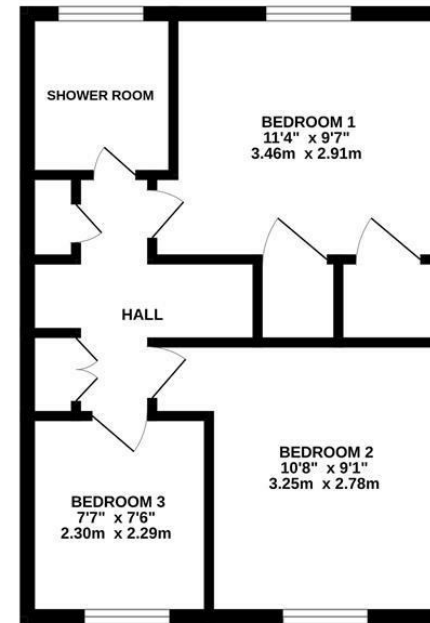
Mobile phone coverage: EE, Vodafone, Three & O2



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



