

9 Hartlands, Newent GL18 1SA

£234,950

naylor powell



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• Three bedroom end of terrace family home • Ample built in storage in bedrooms • Extended kitchen/diner • Ideal first time or investment buy • Located in market town of Newent • Low maintenance gardens • EPC C74 • Forest of Dean District Council tax band B - £1970.01 (2026/27) Freehold

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Entrance Hall
Tiled flooring, stairs to first floor with cupboard under, further storage cupboard and doors leading off.

Living Room
Light and bright room with large window to the front aspect. Feature fireplace.

Kitchen/Diner
Extended and well appointed space with the tiled flooring continuing from hall throughout the room. In the dining area there is a utility cupboard with plumbing for washing machine and space for drier, window to the side aspect, door to the rear garden. The kitchen boasts a range of base and wall mounted units, cupboards and drawers with rolled edge worktops. There is a stainless steel sink unit and plumbing for a dishwasher. Two windows to the rear allow in lots of natural light.

First Floor Landing
Access to loft space and airing cupboard. Doors leading off.

Bedroom One
Ample built in wardrobe and storage space, window to the front aspect.

Bedroom Two
Further built in wardrobe space and window to the rear aspect.

Bedroom Three
Built in over stair storage and window to front aspect.

Shower Room
Fully tiled walls, walk in shower enclosure with direct feed shower, WC and wash basin with cupboard under, heated towel rail and frosted window to rear aspect.

Outside
To the front of the home is garden laid to lawn and enclosed by fencing with mature bed to one side and path leading to front door. The rear garden offers a low maintenance space with raised gravelled patio, path leading to covered seating area, ideal for al fresco dining. There is also a brick built garden store.

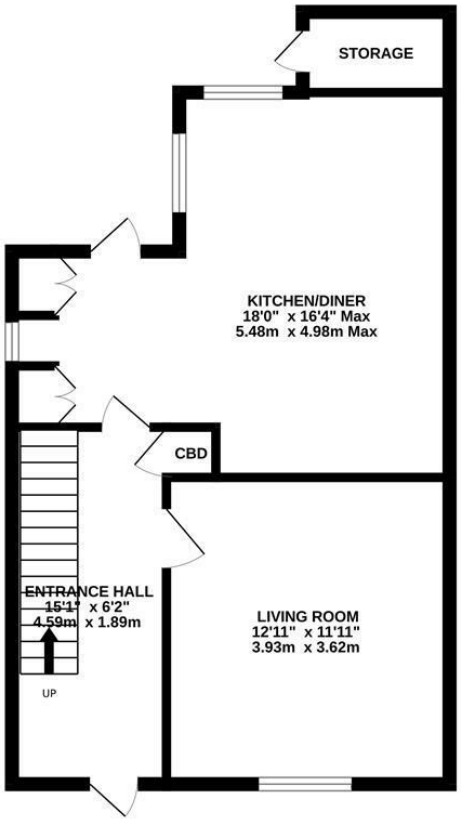
Location
Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate. Newent is served by three schools, doctors' surgery and dentist, Sports & Leisure Centre. 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: Gas
Broadband speed: Basic 15 Mbps, Superfast 80 Mbps
Mobile phone coverage: EE, Vodaphone, O2, Three

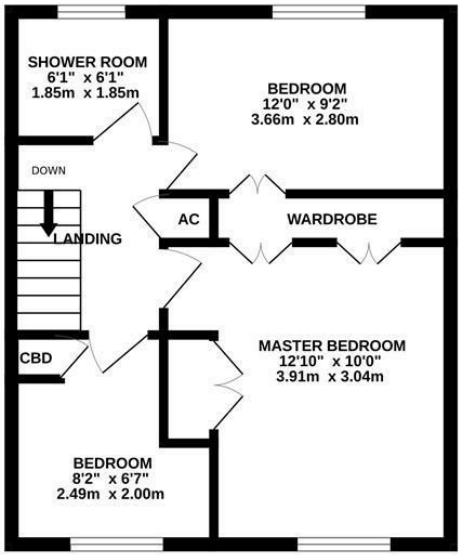




GROUND FLOOR



1ST FLOOR

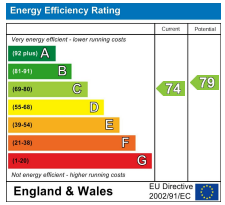


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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