



**15 Ayland Close, Newent GL18 1TB**  
**£160,000**





## 15 Ayland Close, Newent GL18 1TB

- Two bedroom ground floor maisonette
- Very well presented throughout
- Enclosed rear garden
- Popular market town location
- EPC C72
- Tax Band A

**£160,000**

New to the market is this two bedroom ground floor maisonette situated in the popular market town of Newent. The property offers an enclosed rear garden, two double bedrooms and a communal parking area.

### Kitchen

Ample storage in a range of floor and wall mounted units accompanied by integrated eclectic oven, four ring electric hob and extractor over. Space for under counter fridge and plumbing for washing machine. Window to rear aspect.

### Living Room

Generously sized living room with sliding doors to the conservatory.

### Conservatory

Dual aspect views over the garden with French doors leading outside.

### Master Bedroom

Double bedroom with window to front aspect.

### Second Bedroom

Double bedroom with window to front aspect.

### Shower Room

Modern shower suite comprising WC, wash hand basin and shower cubicle with tiled surround. Frosted window to rear aspect.

### Outside

To the front, the home offers a communal parking area. Accessed to via the side gate, the well looked after garden offers a combination of lawned and patio area accompanied by a recently installed garden shed with decked seating area. Rear gated access.

### 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: Leasehold

125 Year lease in 2001

Management charges circa £395.41 per annum which covers ground rent, buildings insurance, management fees and upkeep of communal areas (April 2024/ March 25)

Council tax band: A

Local authority and rates: Forest of Dean District council £1525.82 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband speed: i.e Basic 15 Mbps, Superfast 80, Ultrafast 1139 Mbps

Mobile phone coverage: i.e EE, Vodafone Three O2

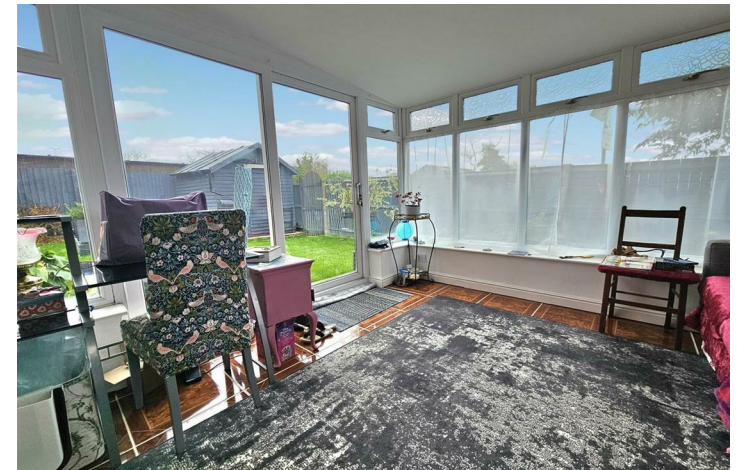


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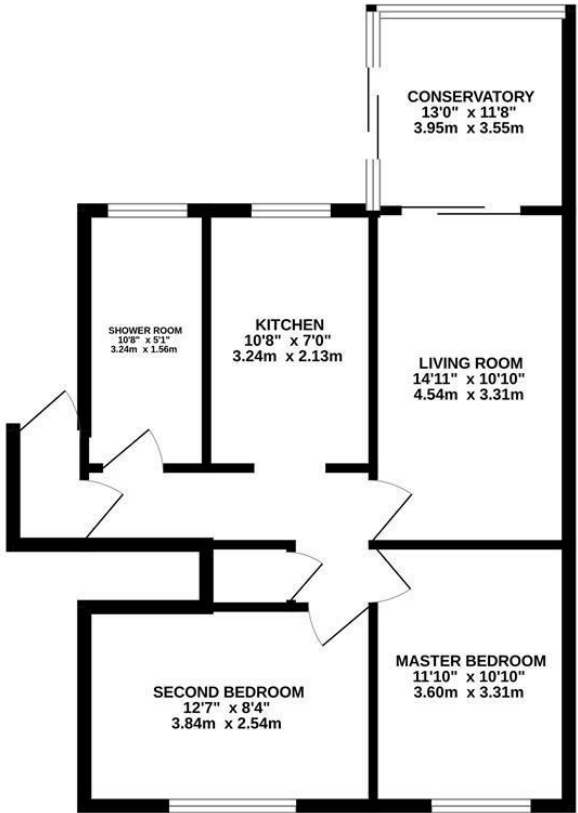
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GROUND FLOOR



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