

14 Eagle Crescent, Newent GL18 1FD £232,500



# 14 Eagle Crescent, Newent GL18 1FD

• Two bedroom modern home with outlook over green area • Ideal first time or investment buy • Two allocated parking spaces • NHBC guarantee with 6 years remaining • Potential rental income of £900 PCM • Forest of Dean District Council. Tax Band B - £1,878.47 (2025/26) • EPC B83



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# £232,500

# **Entrance Hall**

Hallway leading into living room.

# Living Room

Generously sized living room with stairs to first floor. Window to front aspect.

## WC

White suite comprising WC and hand wash basin.

#### Kitchen

The kitchen 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. There is also space for a fridge/freezer along with plumbing for a washing machine. French doors lead out to the rear garden.

#### **Bedroom One**

Double bedroom with built in cupboard. Window to front aspect.

### **Bedroom Two**

Double bedroom. Window to rear aspect.

## **Bathroom**

White suite comprising bath with overhead shower, WC and hand wash basin.

#### Outside

To the front of the is an open green space and path to front door. The rear garden enjoys patio area off the kitchen with a central path with lawn either side and leads to gate at rear which in turn leads to 2 off road parking spaces.

### 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: B

Local authority and rates: Forest of Dean District

Council - £1,878.47 (2025/26)

Electricity supply: Mains

Water supply: Mains Sewerage: Mains

Heating: Mains gas

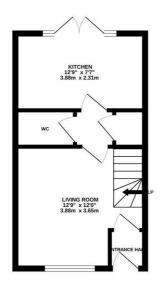
Broadband speed: Basic 19 Mbps, Superfast 65

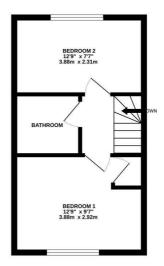
Mbps, Ultrafast 1139 Mbps





GROUND FLOOR 1ST FLOOR





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