

14 Glebe Road, Newent GL18 1BS

£249,950

naylor powell

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• Well presented three bedroom family home • Generous plot and garden • Ample off road parking • Potential to extend • Close to ammenities • EPC D63 • Forest of Dean District Council Tax Band B - £1,970.01 (2026/27)

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1 High Street, Newent, GL18 1AN

01531 828970
newent@naylorpowell.com
www.naylorpowell.com

Kitchen/Diner
A welcoming and bright space with dual aspect windows and door to garden. There are base mounted units with work surfaces over, single drainer stainless steel sink unit, space and plumbing for dish washer and washing machine and Rangemaster cooker. There is also a cupboard housing a recently installed Worcester Bosch combi boiler. Stairs lead off to the first floor with open storage space under and a door leads into the living room.

Living Room
A generous room boasting a feature fireplace with inset woodburning stove, window to the rear aspect and double doors into the conservatory.

Conservatory
UPVC and brick construction with poly carbonate roof. Glazing all around and double doors to garden.

First Floor Landing
Stairs from kitchen lead up to landing which has doors leading off to the bedrooms, bathroom and store room which was previously a WC.

Bedroom One
Built in storage, access to loft space and window to front aspect overlooking the garden.

Bedroom Two
Built in over stair storage cupboards and window overlooking the garden.

Bedroom Three
Window to rear aspect and storage alcove.

Family Bathroom
White suite comprising bath with direct feed shower over, WC and wash basin. Fully tiled walls and floor and frosted window to rear aspect.





Outside
To the rear of the property is gravelled driveway with parking for several vehicles. Gated access leads around to the garden whcih enjoys a large Indian slate patio area, ideal for alfresco dining, steps up to an expanse of lawn, garden shed and is fully enclosed by hedgerow, trees and fencing.

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 18 Mbps,
Superfast 80 Mbps
Mobile phone coverage: EE, Vodafone, O2, Three





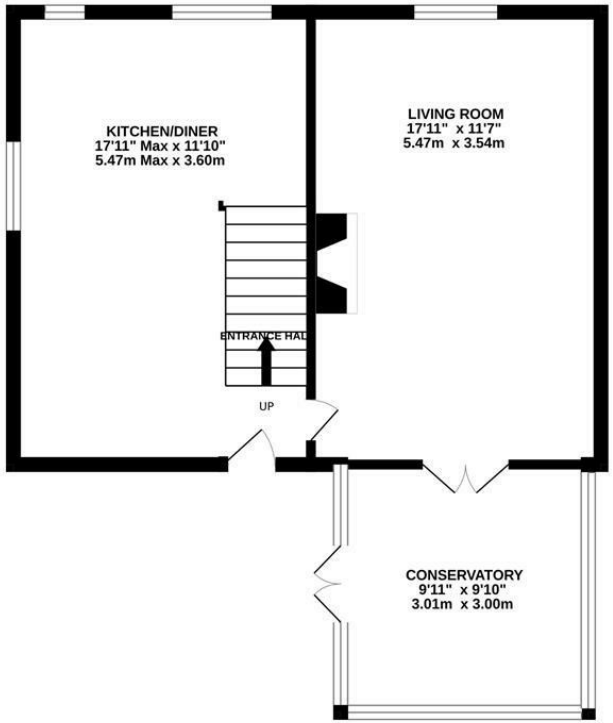




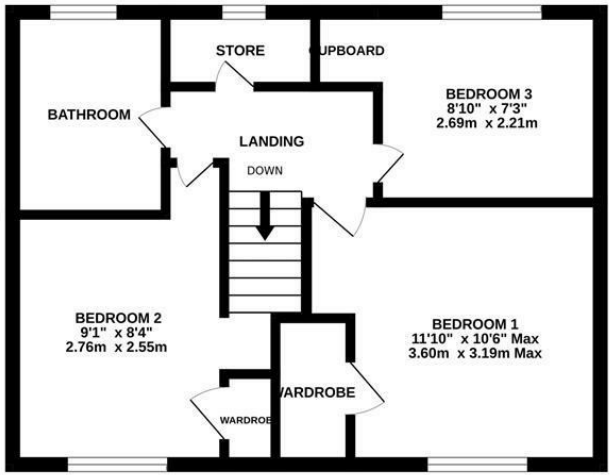




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 840sq.ft. (78.0 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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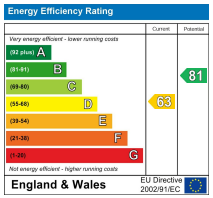
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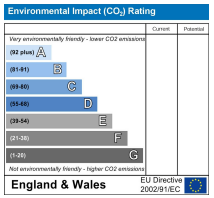
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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