# 86 Manor Road, Newent GL18 1UJ

**£256,000**

naylor powell

# 86 Manor Road, Newent GL18 1UJ

• Well presented three bedroom home • Ideal first time or investment buy • Off road parking • Close to local amenities • NO CHAIN • Approx. 7 years remaining of NHBC • EPC B84 • Council tax band B £1970.01 (2026/27) Freehold

**£256,000**


1 High Street, Newent, GL18 1AN

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


**Entrance Hall**
Front door opens in and doors leading off to living room and WC

**WC**
Suite with WC and wash basin.

**Living Room**
Light and airy room with window to the front aspect and understairs storage cupboard. Door to inner hall.

**Inner Hall**
Stairs to first floor and door into kitchen.

**Kitchen/Diner**
Well appointed with a range of base and wall mounted units and work surfaces. Single drainer, stainless steel sink unit, built in appliances to include fridge/freezer, electric oven, electric hob, dishwasher and space for washing machine. There is a window to the rear aspect and double doors leading out to the garden from the dining area.

**First Floor Landing**
Access to loft space, storage cupboard and doors leading off.

**Bedroom One**
Built in wardrobe with mirrored sliding doors, window to the front aspect and door to ensuite.

**Ensuite Shower Room**
Modern white suite with shower enclosure and direct feed shower, WC and wash basin. There is a heated towel rail and frosted window to the side aspect.

**Bedroom Two**
Double room with recess ideal for wardrobe and window to rear aspect.

**Bedroom Three**
Window to the rear.

**Family Bathroom**
Modern white suite comprising bath with

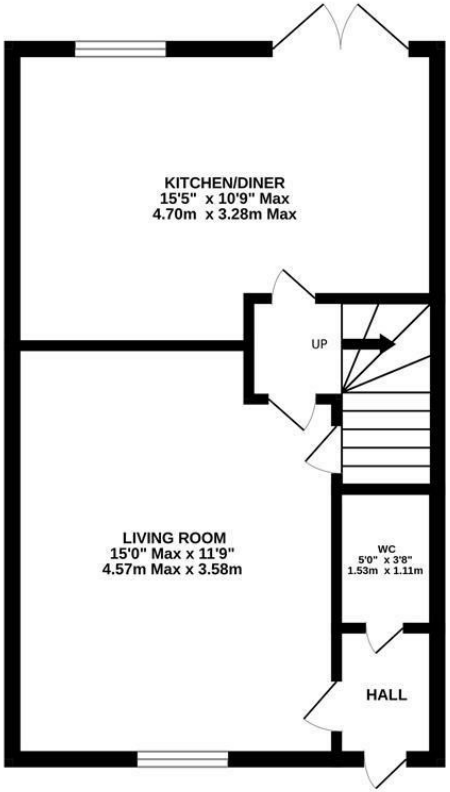
direct feed shower over, WC and a wash basin. Heated towel rail and frosted window to side.

**Outside**
To the side of the property is a tarmac driveway with tandem parking for two vehicles. Gated side access leads to the rear garden which enjoys a patio area off the dining space, an expanse of lawn, outside tap, garden shed and is fully enclosed by fencing.

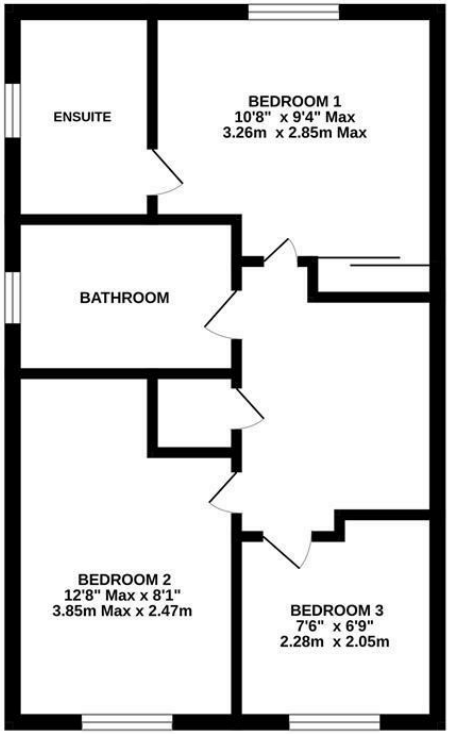
**Location**
Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, 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 - £1970.01 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
Broadband speed: Basic 19 Mbps, Superfast 65 Mbps, Ultrafast 1139 Mbps
Mobile phone coverage: EE, Vodafone, Three & O2
There will be a service charge of approximately £250 per annum to cover the communal green areas.

GROUND FLOOR




1ST FLOOR




TOTAL FLOOR AREA : 818sq.ft. (76.0 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.
Made with Metropix ©2026

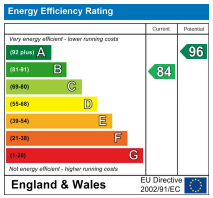
**1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com**

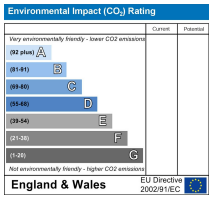
naea | propertymark
PROTECTED

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.




naylor powell