

101 Glebe Road, Newent GL18 1BN

Auction Guide £100,000

naylor powell

101 Glebe Road, Newent GL18 1BN

• In need of complete refurbishment throughout • Sold as seen in current condition with contents • For sale via modern method of auction T's and C's apply • Buyers fees apply, buyers information pack available • Subject to a hidden reserve price • EPC D59

Auction Guide £100,000

naylor powell

1 High Street, Newent, GL18 1AN

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

101 Glebe Road

A two bedroom terraced home in need of complete refurbishment and renovation throughout. Please note the property is being sold as seen in current condition with current contents remaining in the property.

There is an entrance hall with stairs leading up to the first floor and door giving access into a living room with window to front aspect. Door leads into kitchen which has built in storage cupboards and window to rear aspect. Door into side passage with WC and further storage plus door to rear garden. On the first floor are two double bedrooms both with built in wardrobes and a bathroom in need of work. Outside there is a rear garden with gated access at the back and a small garden to the front with path to front door.

Auction Information

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information
Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is





considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the
service is taken. Payment varies but will be no more than £450. These services are optional.

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 (believed)
Council tax band: A
Local authority and rates: Forest of Dean District Council - £1,688.58 (2026/27)
Electricity supply: Mains (untested)
Water supply: Mains (untested)
Sewerage: Mains (untested)
Heating: Gas (not currently connected)
Broadband speed: Basic 18 Mbps, Superfast 80 Mbps
Mobile phone coverage: EE, Vodafone, O2, Three
Agents note. Access for services checks difficult as house is full. Sold as seen.





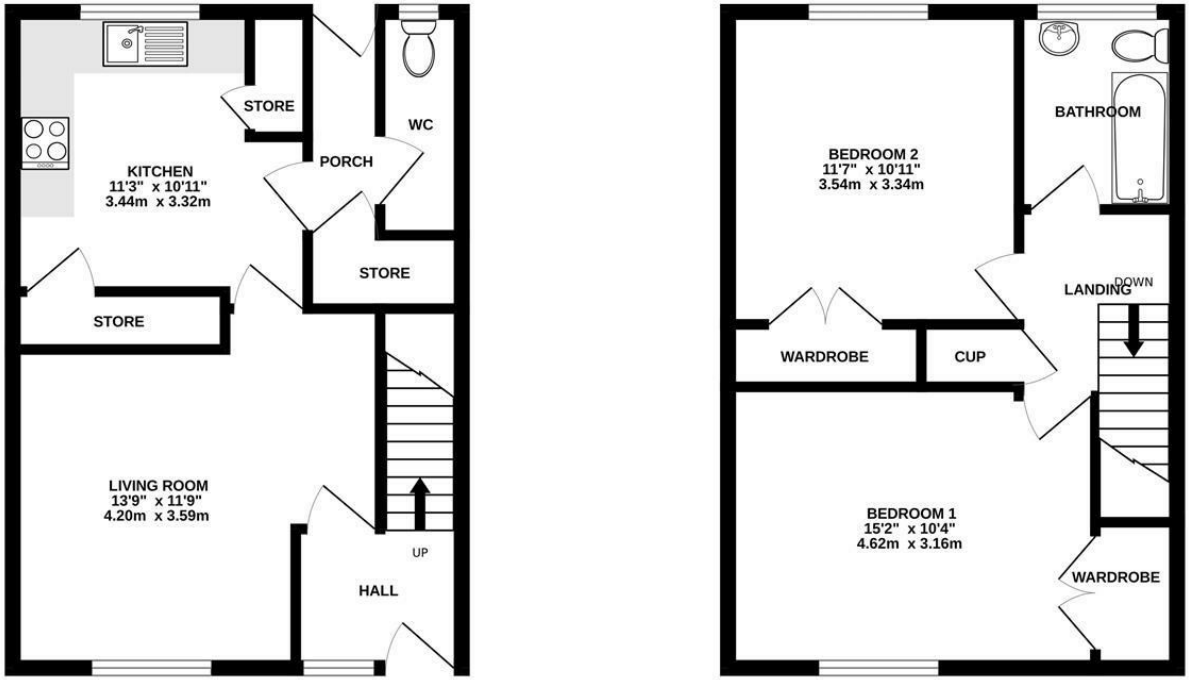






GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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

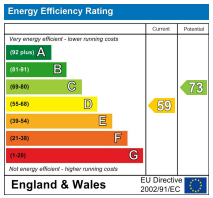
1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

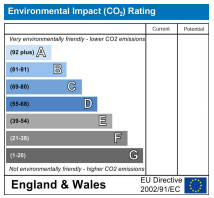
naea | propertymark
PROTECTED

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