



267 Foley Road, Newent GL18 1SR
£255,000



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• Well presented three bedroom family home • Extended living accommodation • NO ONWARD CHAIN • Ideal first time or investment buy • Off road parking • Close to amenities • EPC D65 • Forest of Dean district council tax band B - £1970.01 2026/27)



1 High Street, Newent, GL18 1AN

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£255,000

Porch

Accessed via the living room or garden. Window to front aspect.

Living Room

Wood laminate flooring, bifold doors to front aspect and into garden, wooden door into porch.

Kitchen Diner

Modern fitted kitchen comprising of a range of base and wall mounted units with laminated worktops and mosaic tiled splashbacks. Integrated appliances to include dishwasher, oven, four ring induction hob with extractor fan, fridge/freezer, larder cupboard and plumbing for washing machine. Door to access under stairs storage cupboard & door into living room. Window to rear aspect. front aspect window.

Inner Hall

Opening through to cloakroom and utility room.

WC

WC with hand wash basin.

Utility Room

Space for tumble dryer and further appliances. Window to rear aspect.

First Floor Landing

Accessed via staircase, access to loft space, all bedrooms and bathroom.

Bedroom One

Double built in wardrobes, window to rear aspect.

Bedroom Two

Built in wardrobe, window to front aspect, access to airing cupboard where the boiler is located.



Bedroom Three

Over stair storage cupboard, window to rear aspect of property.

Bathroom

Modern suite comprising P-shaped bath tub with mixer tap and shower system with a detachable hand shower, vanity hand wash basin with mixer tap, WC and tiled flooring and walls. Frosted window to front aspect.

Outside

To the rear of the property, there is a driveway for one or two vehicles, outside water tap and a small lawned area. The rear garden comprises of a patio seating area with a two tier lawn, enclosed by wood panel and picket fencing with pedestrian gated access to a walkway which provides access to Newent town centre. Access into the property via the porch.

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: Gas

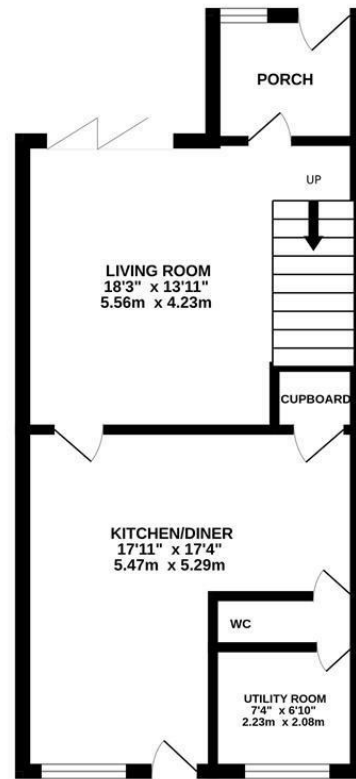
Broadband speed: Basic 16Mbps, Superfast 55 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three

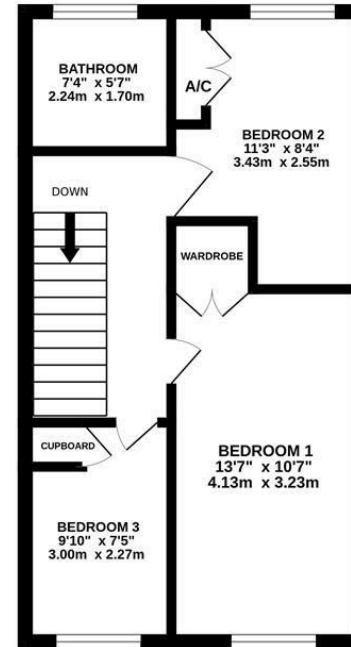




GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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.

