



**7 Newent Lane, Gloucester GL19 3SE**  
**£319,950**



## 7 Newent Lane, Gloucester GL19 3SE

• Three bedroom detached bungalow • Solar panels • No onward chain • Pleasant outlook to front to towards woodland • Ample off road parking plus garage • Council tax band D £2,270.42 (2025/26) • EPC B83 • Private rear garden

**£319,950**



1 High Street, Newent, GL18 1AN

**01531 828970**

**newent@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hall

Leading through the front door you are welcomed into the hallway leading to all aspects of the property. Hallway features storage cupboard and airing cupboard.

### Living/Dining Room

Generously sized living/dining room. Sliding door leading into sun room and window overlooking rear garden.

### Sun Room

Partially brick built sun room with UPVC roof and windows along with door leading out to the patioed area.

### Kitchen

Kitchen to include ample storage in a range of matching floor and eye level units along with ceramic sink with drainer and space for appliances. Window to side aspect with door leading out into the rear porch.

### Bedroom One

Double bedroom with window to front aspect.

### Bedroom Two

Double bedroom with window to front aspect.

### Bedroom Three

Window to side aspect.

### Shower Room

Fully tiled shower room comprising white suite to include electric over head shower with a double length shower tray, WC and a vanity hand wash basin. Frosted window to side aspect.

### Rear Porch

UPVC porch providing access both the front and rear aspect of the property.

### Outside

To the front of the property is a driveway providing ample parking along with a detached single garage which is accessed via an up and over door or via the side door. The front of the property also features a lawned area with a range of mature shrubs and bushes. With access via the side gate you are welcomed into the rear garden which boasts a lawned area with a range of mature shrubs, fruit trees and bushes along with a patioed area suitable for alfresco dining.

### Location

Huntley is a village located approximately 5 miles west of Gloucester on the A40 in the north of the Forest of Dean. With a CE primary school providing education from 4 to 11 years, a church, a garden centre, and traditional butchers, two pubs plus a community centre and two filling stations with convenience stores. A football and cricket club, the cricket club, founded in 1874, has its own ground to the south of the main road.

### Material Information

Tenure: Freehold

Council tax band: D

Local Authority & rates: Forest of Dean District Council, £2,270.42 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

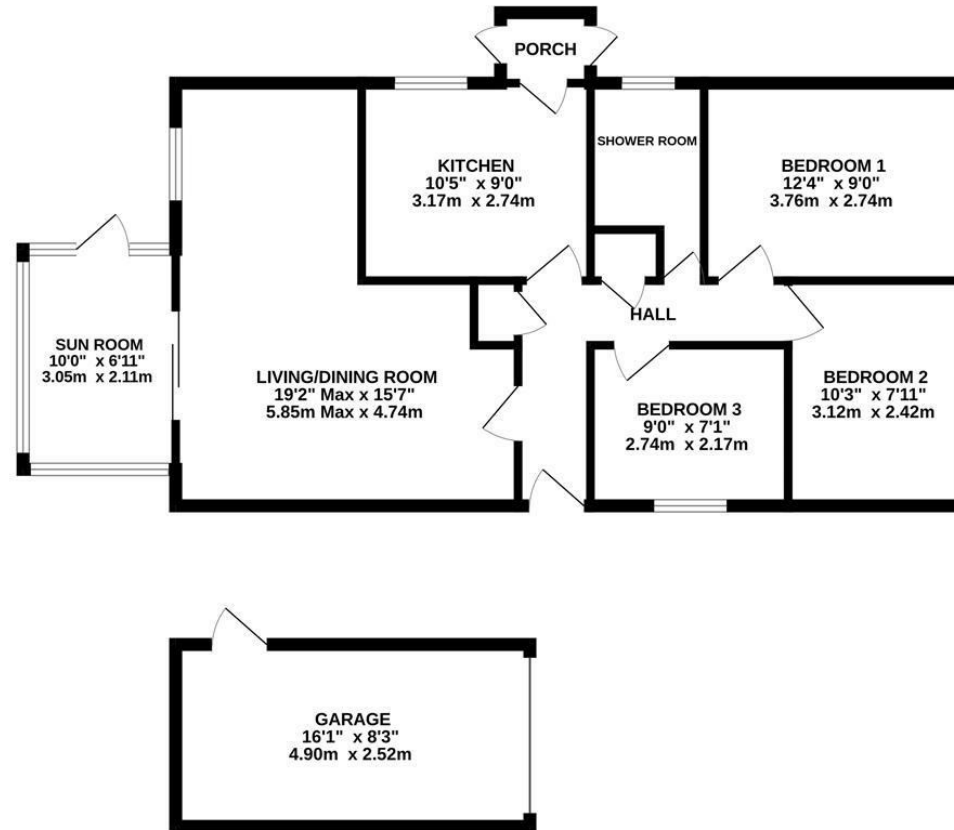
Broadband speed: Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodaphone, Three, O2

Solar panels are not owned



GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 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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