



99 Manor Road, Newent GL18 1UJ

£325,000



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• Detached family home • Four bedrooms with ensuite to Master • Landscaped garden • Close to amenities • Off road parking plus garage • Council tax band D - £2,415.17 (2025/2026) • EPC B84

£325,000

Entrance Hall

Accessed via the front door, leading off to the kitchen/dining room, cloakroom, the lounge or the stairs.

Cloakroom

Suite comprising WC and a wash basin. Window to the side aspect of the property.

Living Room

Generous space with window to the front aspect of the property allowing natural light in.

Kitchen/Dining room

Well appointed kitchen with a range of base and wall mounted units. The breakfast bar creates a division between the kitchen and dining area. Built in appliances include; Hob, extractor hood and fridge freezer. There are double doors leading out to the rear garden from the dining area and a rear aspect window in

the kitchen situated above the sink. There is also a storage cupboard housing the boiler.

First Floor Landing

Accessed via the stairs which has storage cupboard under, leading to bedrooms, main family bathroom and further storage/airing cupboard.

Master Bedroom

Generous room with built in wardrobes with sliding doors and a window to the front aspect of property. A door leading into the ensuite. The ensuite comprises of a w/c, wash basin and a walk in shower.

Bedroom Two

Window to the rear aspect of the property.

Bedroom three

Window to the front aspect of the property.

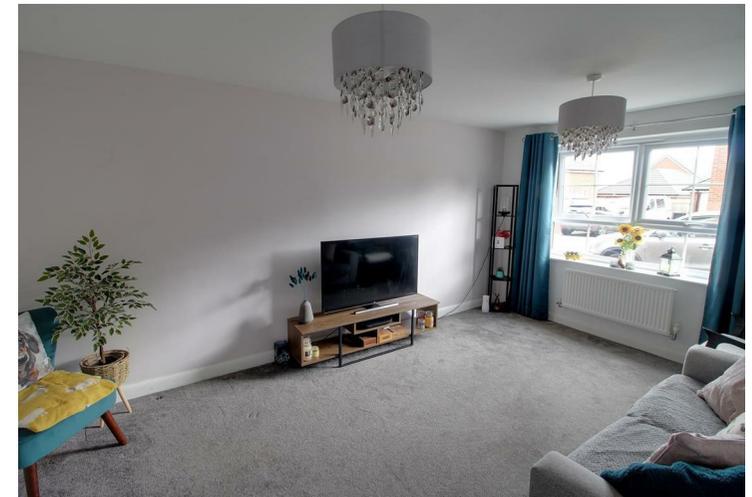


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Bedroom four

Window to the rear aspect of the property.

Family Bathroom

Modern family bathroom with white suite comprising bath with direct feed shower over, wash basin and WC. There are part tiled walls and there is a frosted window to the side aspect of the house.

Outside

The property benefits from a driveway with parking for 2/3 vehicles which in turn leads to a detached single garage accessed via an up and over door and measures 6.50m x 3.23m. There is power and lights and a side door leading into the rear garden.

The private rear garden has been landscaped and boasts a raised composite decked area, ideal for alfresco dining, an expanse of lawn and two patio areas to enjoy. There is outside lighting, an outdoor tap and is enclosed by fencing. The garden measure approx. 40ft in length.

Location

The market town of Newent sits 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. Served by three schools, doctors surgery, dentist,

sports & leisure centre, excellent motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking for an active community.

Material information

Tenure: Freehold

Council tax band: D

Local Authority & rates: Forest of Dean District Council - £2,415.17 (2025/2026)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: gas

Broadband speed: Basic 17 Mbps Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, O2

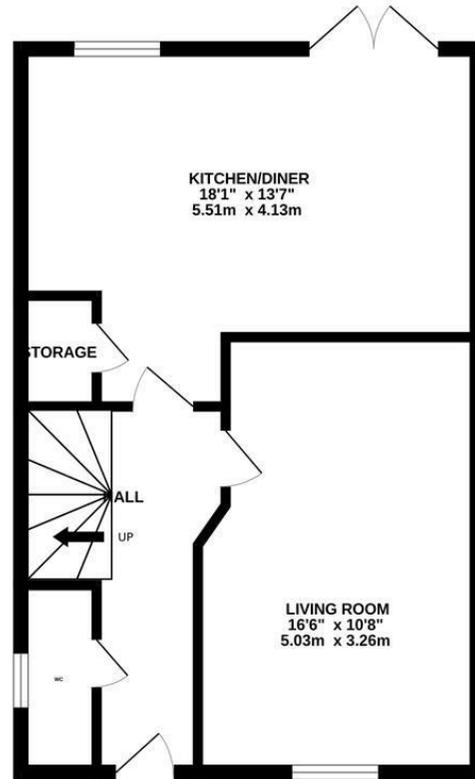
Agents note: There is annual service/maintenance charge payable of £166.72 per annum.

There will be a service charge of approximately £250 per annum to cover the communal green areas.

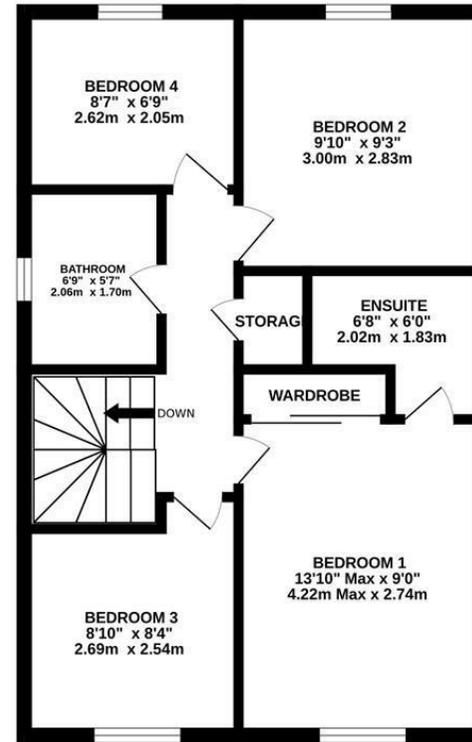




GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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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.

