



16 Reevers Road, Newent GL18 1TN

£204,950

np
naylor powell

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• Ideal first time or investment buy • Cottage style • Parking • Potential rent yield of £900 PCM • Garden • Recently modernised • EPC D67 • Council tax B

£204,950

Entrance hall

Accessed via front door leading into the kitchen and living room.

Living / dining room

Window to the rear elevation and a door leading out to garden, character features with exposed brick wall and decorative beams. Stairs to first floor.

Kitchen

Recently refurbished and well appointed with a range of base and wall mounted units, worktops and stainless steel sink unit. There is plumbing for washing machine space for large fridge/freezer and built in electric oven with induction hob over. There is a window to the front elevation.

Master bedroom

Double bedroom. Alcove for wardrobe, window to the rear elevation.

Second bedroom

Built in storage and window to front elevation.

Bathroom

Suite comprising WC, hand basin and bath with electric shower over. Roof light window.

Outside

To the front of the property are steps leading up to the front door. There is an area of lawn and an enclosed gravelled area. There are two parking spaces with the property with one under a barn style car port.

The rear garden boasts patio area off the back door and has steps up to a lawn. There is useful metal shed and the garden is enclosed by fencing.

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: B

Local authority and rates: Forest of Dean District Council £1,878.47 (2025/26)

Electricity supply: Mains

Water supply: Mains



1 High Street, Newent, GL18 1AN

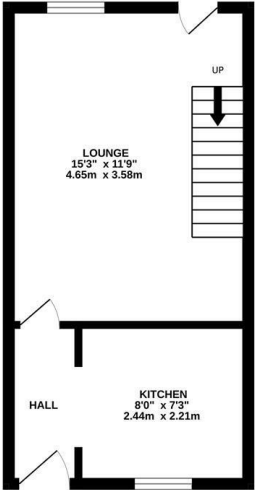
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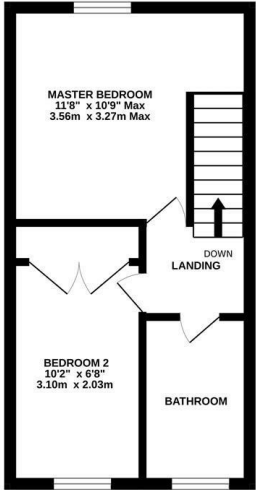
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GROUND FLOOR



1ST FLOOR



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