

73 Meek Road, Newent GL18 1DX

£349,950

naylor powell

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• Four bedroom detached family home • Well presented accommodation throughout • Quiet cul de sac position • Parking and garage • Ensuite to main bedroom • Forest of Dean District Council - Tax Band D - £2415.17 (2025/26) • EPC C79

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1 High Street, Newent, GL18 1AN

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Entrance Hall
There are stairs leading up to first floor with storage cupboard and doors leading off to ground floor accommodation.

WC
Suite comprising WC and wash basin and window to front aspect.

Living Room
Generous room with feature media wall with TV nook and inset, modern electric fire place. There is a window to the front aspect.

Kitchen/Diner
Well presented kitchen with one and a half bowl stainless steel sink unit, built in appliances to include double oven, dishwasher and gas hob. There is plumbing and space for washing machine, a range of base and wall mounted units and cupboards, ample work surface space and a window to rear aspect over looking the garden. The dining area has wood effect tiled flooring and double doors leading out to the rear garden.

First Floor Landing
Access to loft space, doors leading off and airing cupboard housing water tank.

Bedroom One
Fitted double wardrobe and window to front aspect. Door to shower room.

Ensuite Shower Room
Suite comprising shower enclosure with direct feed shower and attractive tiling, WC and wash basin. Frosted window to side aspect.

Bedroom Two
Double bedroom with window to rear aspect.

Bedroom Three
Double room with window to rear.





Bedroom Four
Window to front aspect.

Family Bathroom
Modern suite comprising bath with direct shower over, WC and wash basin.

Outside
To the side of the home is a parking space for one which leads to single garage via up and over door and has pedestrian door into garden. There is paved access to the front door. Gated side access leads into the rear garden which has a pleasant patio area off the double doors from kitchen, an expanse of lawn, borders and beds and all enclosed by fencing.

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: D

Local Authority & rates: Forest of Dean District Council - £2,532.87 (2026/27)
Electricity supply: mains
Water supply: mains
Sewerage: mains
Heating: gas
Broadband speed: Basic 15 Mbps Superfast 63 Mbps Ultrafast 1000 Mbps
Phone coverage: EE, Three, Vodafone, O2





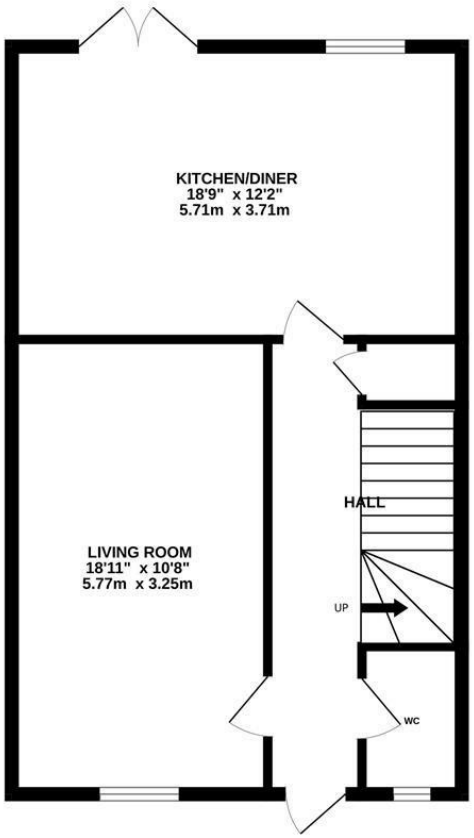




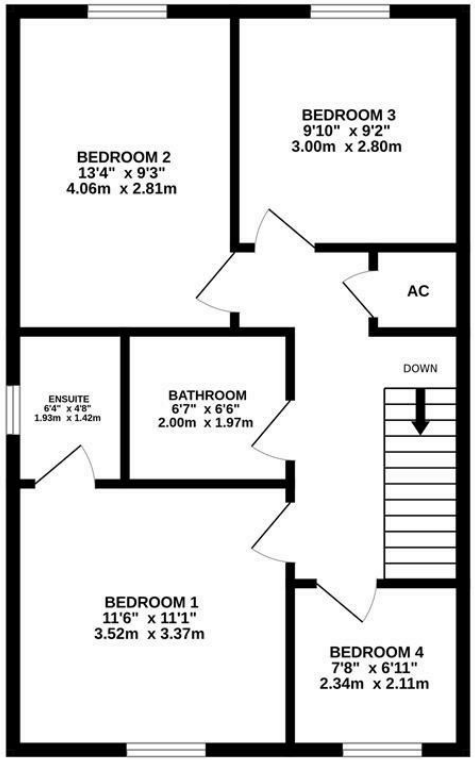




GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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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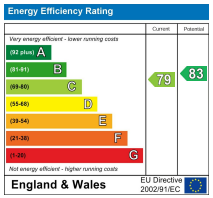
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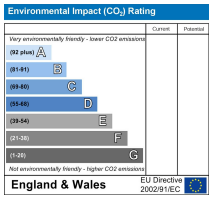
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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