



**61 Culver Street, Newent GL18 1JA**  
**£375,000**





## 61 Culver Street, Newent GL18 1JA

- Four bedroom family home • En-suite to master bedroom • Off road parking with single garage • Low maintenance gardens • Located in market town of Newent • EPC C78 • Tax band E



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**£375,000**

### Entrance Hall

Laminate flooring and understairs storage cupboard. Stairs to first floor.

### Living Room

Generously sized living room featuring fireplace with inset electric fire, French doors leading to rear patio and a bay window overlooking the front aspect.

### Kitchen / Dining Room

A well appointed kitchen with tiled flooring and fitted with a range of floor and eye level units with integrated appliances to include NEFF eclectic oven, five ring gas hob, integrated dishwasher and a one and a half bowl sink. Window to rear aspect and a bay window overlooking the front aspect.

### Utility Room

Utility room to provide extra cupboard storage and plumbing for a washing machine and space for a dryer. Door leading to rear garden.

### Master Bedroom

Double bedroom featuring built in wardrobe. Window to rear aspect.

### En-suite

Partially tiled en-suite with white suite comprising WC, hand was basin and an enclosed shower cubicle. Frosted window to rear aspect

### Bedroom Two

Double bedroom featuring built in wardrobe. Window to rear aspect.

### Bedroom Three

Double bedroom with a window to front aspect.

### Bedroom Four

Double bedroom with a window to front aspect.

### Bathroom

Partially tiled bathroom with white suite comprising WC, hand was basin, bath and an enclosed shower cubical. Frosted window to front aspect.

### Outside

The front of the property boasts a gravelled patio area with a pathway leading to the front door and to the rear garden through a side access. To the rear of the property is a patioed area suitable for alfresco dining with flower beds with a range of mature shrubs. The property also includes parking for two cars and a single garage off the back.

### Location

The market town of Newent sits 8 miles northwest 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 E

Forest of Dean District Council - £2,146.81 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

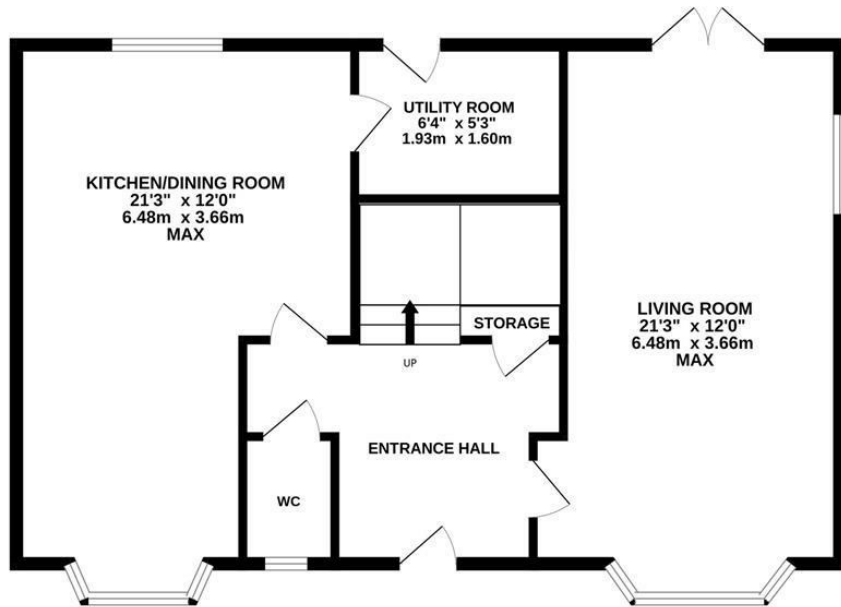
Heating: Gas central heating

Broadband speed: Standard 19 Mbps, Superfast 80 Mbps

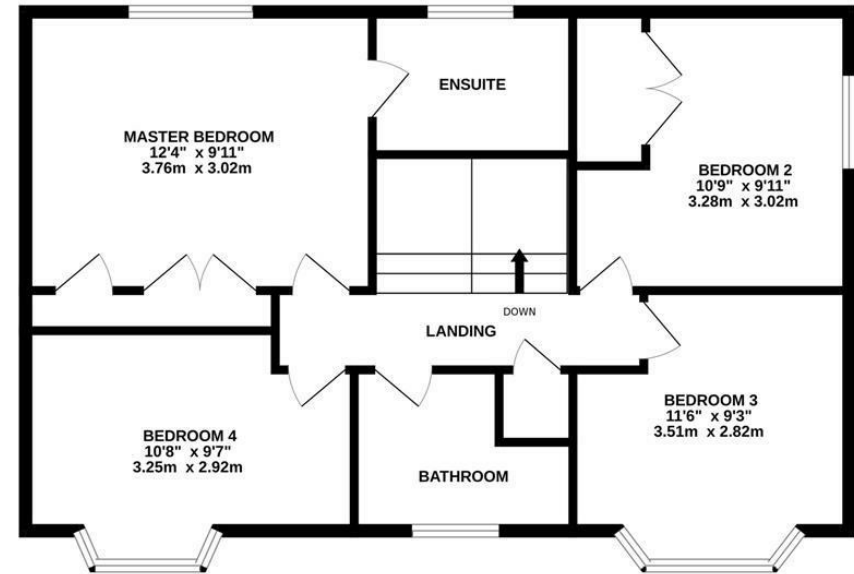
Mobile phone coverage: Vodafone, EE, Three and O2



## GROUND FLOOR



## 1ST FLOOR



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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus)	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





