



Perry Close, Newent GL18 1TP
£219,950



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• Popular market town location • Character features throughout • Low maintenance garden • Carport parking • Solar panels • Potential rental income of £895 pcm • EPC B82 • Council Tax band B £1878.47 (2025/26)

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Hallway

Leading to kitchen and living room, feature ceiling beams.

Kitchen

Range of base and eye level units, space for appliances, combi boiler, window to front elevation, feature ceiling beams.

Living Room

Exposed character brick work and ceiling beams, window and door to rear garden, staircase to first floor.

Bathroom

White suite comprising bath with shower over, wood panelled front, wash hand basin and WC. Roof light window.

Master Bedroom

Window to rear elevation. Build in wardrobe.

Second Bedroom

Window to front elevation, built in hanging and storage cupboard, airing cupboard.

Outside

Under the kitchen window is a gravelled area and flower border with mature shrubs. A further lawned area to the front is shared with the neighbouring properties with further mature shrubs, pathway leading to a barn style carport providing parking for two vehicles. The rear garden is fully hard landscaped providing minimum maintenance with patio area adjacent to the property,

stepping stones and gravel and all well enclosed with panel 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: B

Local authority and rates: Forest of Dean District Council - £1878.47 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

Broadband speed: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, Three & O2



1 High Street, Newent, GL18 1AN

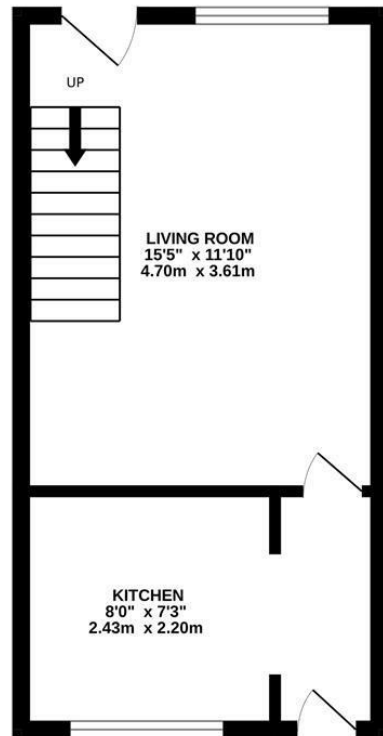
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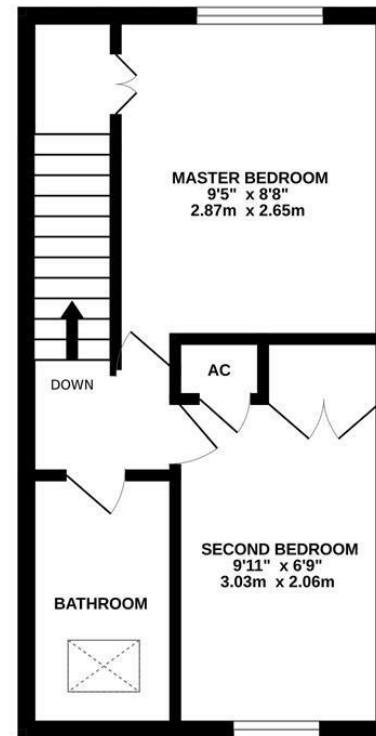
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GROUND FLOOR



1ST FLOOR



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