

33 Court Road, Newent GL18 1SY

£325,000

naylor powell

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• Three bedroom detached bungalow • NO ONWARD CHAIN • Off road parking and a garage • Close to local amenities and picturesque lake • Private rear garden • EPC D67 • Forest of Dean District Council Tax Band D - £2,532.87 (2025/26) Freehold

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1 High Street, Newent, GL18 1AN

01531 828970
newent@naylorpowell.com
www.naylorpowell.com

Entrance Hall
Access to loft hatch and doors leading off.

Living Room
Spacious living room with a feature fireplace with a brick surround, a wood burning stove, window to rear aspect and a sliding door leading out to the rear garden.

Kitchen
A well maintained kitchen with a range of floor and eye level units along with space for an oven, dishwasher and fridge/freezer. Window overlooking the side aspect.

Utility Room
Utility room to provide extra cupboard space along with plumbing and space for a washer/dryer.

WC
White suite comprising WC and wash hand basin. Frosted window to side aspect.

Bedroom One
Double bedroom with built in wardrobes. Window overlooking the front aspect.

Bedroom Two
Window overlooking front aspect

Bedroom Three
Window overlooking the side aspect.

Bathroom
White suite comprising bath with overhead electric shower, WC and wash hand basin.

Outside
The front of the property is mainly laid to gravel with a driveway which provides parking for several vehicles. The rear garden has a patioed area suitable for





alfresco dining and steps leading up to a lawned area with a range of mature shrubs and bushes.

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 is the 'jewel of the town'. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5. The property is also within driving distance of the local award winning Three Choirs vineyard with bar and restaurant as well some excellent garden centres including Three Shires. There are plenty of local rural walks and a cycle routes close by that incorporates both the Newent and Ledbury "loops".

Material Information

Tenure - Freehold
Council Tax Band D
Local authority and rates : Forest of Dean District Council - £2,532.87 (2025/26)

Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband speed: Standard 16 Mbps (ADSL) , Superfast 61 Mbps (FTTC) Ultrafast 2000 Mbps (FTTP)
Mobile phone coverage: Vodafone, O2, EE and Three





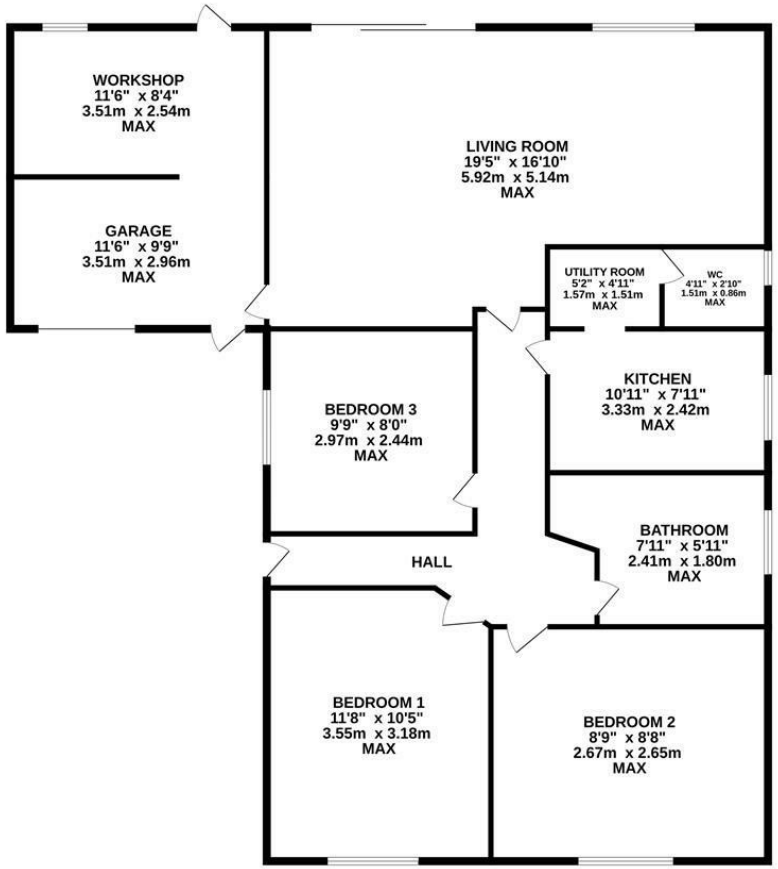








GROUND FLOOR



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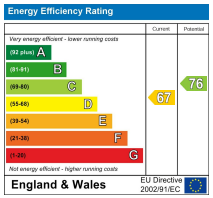
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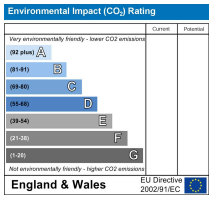
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange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





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