



**14 Eagle Crescent, Newent GL18 1FD**

**£226,000**



## 14 Eagle Crescent, Newent GL18 1FD

• Two bedroom modern home located in a market town • Ideal first time or investment buy • Two allocated parking spaces • NHBC guarantee with 6 years remaining • Potential rental income of £900 PCM • Forest of Dean District Council - Tax Band B - £1,878.47 (2025/26) • EPC B83

**£226,000**

### Entrance Hall

Hallway leading into living room.

### Living Room

Generously sized living room with stairs to first floor. Window to front aspect.

### WC

White suite comprising WC and hand wash basin.

### Kitchen

The kitchen offers ample storage in a range of base and eye level units accompanied by integrated appliances to include electric oven and four ring gas hob with extractor over. There is also space for a fridge/freezer along with plumbing for a washing machine. French doors lead out to the rear garden.

### Bedroom One

Double bedroom with built in cupboard. Window to front aspect.

### Bedroom Two

Double bedroom. Window to rear aspect.

### Bathroom

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

### Outside

To the front of the is an open green space and path to front door. The rear garden enjoys patio area off the kitchen with a central path with lawn either side and leads to gate at rear which in turn leads to 2 off road parking spaces.

### 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: B

Local authority and rates : Forest of Dean District Council - £1,970.01 (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

Broadband speed: Basic 19 Mbps, Superfast 65 Mbps, Ultrafast 1139 Mbps



1 High Street, Newent, GL18 1AN

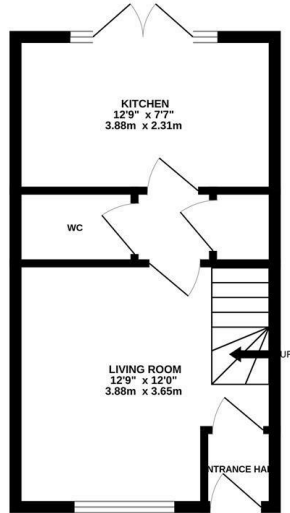
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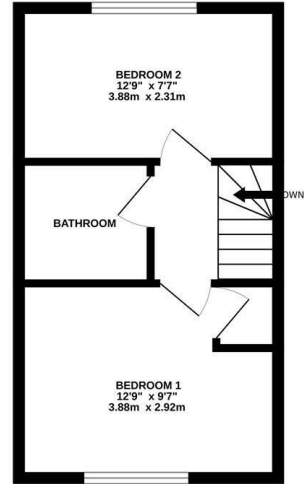
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GROUND FLOOR



1ST FLOOR



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