

7 Vauxhall, Newent GL18 1QP

£279,950

naylor powell

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• Well proportioned three bedroom family home • Good size plot with potential • Close to schools and ammenities • NO ONWARD CHAIN • Ample off road parking • EPC C72 • Forest of Dean Council tax band B - £1970.01 (2026/27) Freehold

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1 High Street, Newent, GL18 1AN

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Entrance Hall
Entrance via a canopy porch, stairs to first floor and doors leading off.

Living Room
A recently fitted feature fireplace with wooden surround and exposed brickwork on the chimney breast. Window to front and rear aspects.

Dining Room
Door into kitchen and window to the front aspect.

Kitchen
A recently installed kitchen with a range of base and wall mounted units with rolled edge work tops, one and a half bowl stainless steel sink unit, gas hob with extractor hood over, built in electric oven, space for appliances, pantry cupboard under the stairs and window to rear aspect.

Rear Lobby
Door to front and doors leading off.

WC
WC and wash basin. Window to side aspect.

Store Room
Useful storage area.

Utility Room
Work surface with cupboards underneath, window to side aspect and door leading to garden.

First Floor Landing
Window to rear aspect and doors leading off.

Bedroom One
Double room with built in storage and window to the front aspect.

Bedroom Two
Double room with built in storage and window to the front aspect.





Bedroom Three
Rear aspect window.

Family Bathroom
White suite comprising bath, WC and wash basin. Frosted window to rear aspect.

Outside
At the front of the property is a gravelled driveway providing parking for several vehicles. The front garden is mainly laid to lawn with mature shrubs. There is a garden gate with path that leads to front door. Gated side access leads around to the rear garden which enjoys raised veg beds, area of lawn, established bushes/shrubs and a patio area with pergola.

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, Tax Band B - £1970.01. (2026/27)
Electricity supply: Mains
We are advised electrical work was carried out in 2020.
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband speed: Basic 16 Mbps, superfast 71Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: EE, Vodaphone, O2, Three





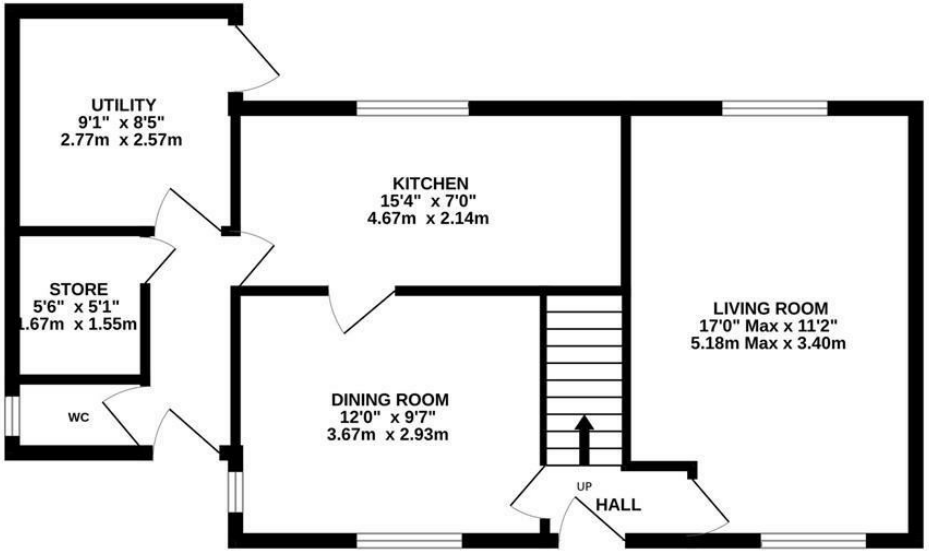




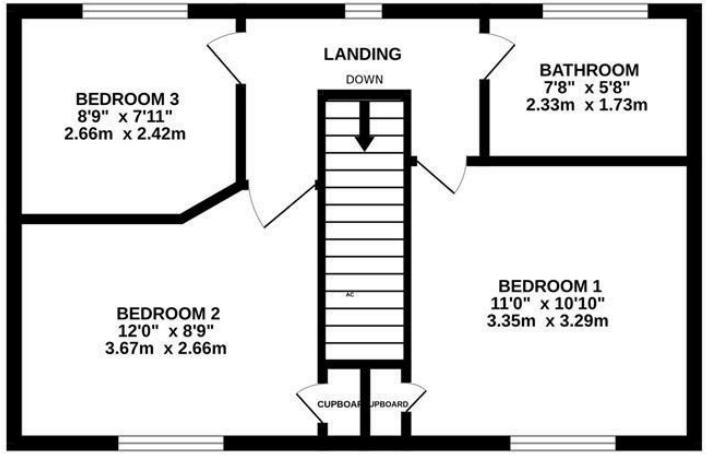




GROUND FLOOR



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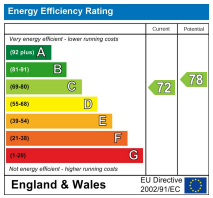
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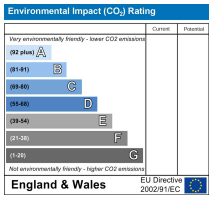
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange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





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