



46 Culver Street, Newent GL18 1DA
£305,000



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• Three bedroom family home within close proximity of the town • Flexible accommodation arranged over four floors • Character features to include original fireplaces • Three double bedrooms and a family bathroom • Dining room with French doors leading out to the private rear garden • EPC D57 • Forest of Dean District Council, Tax band E - £2,146.81 (2025/26)

£305,000



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Living Room

Entering the home through the traditional Victorian front door with decorative stained glass glazing you arrive at the living room. The well-proportioned room boasts solid wood oak flooring which spans the ground floor reception rooms. A fireplace with brick surround and inset gas fired stove creates a lovely focal point to the room. Windows overlook the front of the home and the side aspect.

Dining Room

An opening leads through the dining room. The space is flooded with through the skylight in the ceiling and window overlooking the side of the home. There are French doors leading out to the rear patio area and a glazed door giving access to the side of the home.

Kitchen/Breakfast Room

Adjacent to the dining room is the well-appointed kitchen. The traditional, cream country kitchen comprises a range of base and wall mounted units with solid wood worktops. Integrated appliances include a four-ring gas hob with stainless steel extractor fan above, electric single oven and a Belfast sink with chrome mixer taps. There is further space to for a dishwasher and plumbing for a washing machine. A window overlooks the rear garden and there is space for occasional seating. A loft hatch gives access to additional storage space.

Cloakroom

Access via the living room and kitchen is the ground floor cloakroom. The white suite comprises a WC and pedestal wash hand basin.

First Floor Landing

Stairs from the living room with a decorative wooden balustrade lead to the first-floor landing. Doors lead off to the master bedroom, family bathroom and stairs to the second floor.

Master Bedroom

The master bedroom is positioned at the front of the property. Character features include the original wooden floorboards and fireplace with wooden surround. A window overlooks the front of the home.

Bathroom

The spacious family bathroom boasts stripped wooden floorboards and a frosted window to the rear aspect. The white suite comprises a WC, pedestal wash hand basin with mixer taps and bath with shower above and a glazed shower screen.

Second Floor Landing

Stairs from the first-floor lead to the second-floor landing which gives access to bedrooms two and three.

Bedroom Two

The charming double bedroom is positioned at the front of the home. There is a window overlooking the front and space for shelving in the chimney breast alcove.

Bedroom Three

At the rear of the property is the third bedroom with a window overlooking the rear aspect.

Cellar

Accessed externally is the cellar which measures 14" x 12'6" and benefits from full-height ceilings and power and lighting.

Outside

To the front of the home is a pleasant garden with stone wall and steps with an iron balustrade that lead to the front door. Access is provided around the side of the property and to the private rear garden. The delightful space is enclosed by fencing and a range of mature trees and shrubs. At the rear of the home and accessed from the dining area is a delightful patio area enclosed with a stone wall and steps leading up to the lawn area. To the rear of the garden there is a small outbuilding currently being used for storage.

Location

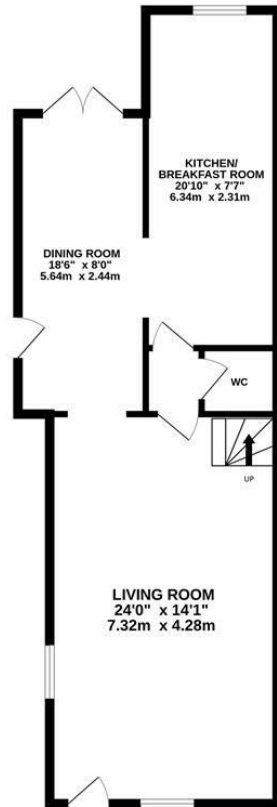
The market town of Newent sits 8 miles northwest of Gloucester, on the northern edge of the Forest of Dean. Served by three schools, doctors surgery, dentist, sports & leisure centre, excellent motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking for an active community.

Material Information

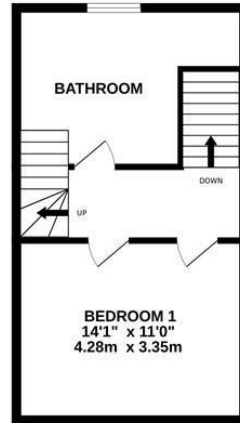
Tenure - Freehold
Council Tax Band C
Forest of Dean District Council - £2,146.81 (2025/26)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating



GROUND FLOOR



1ST FLOOR



2ND 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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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.

