



13 Russett Way, Newent GL18 1TS
£230,000



13 Russett Way, Newent GL18 1TS

• Three bedroom end of terrace home • No onward chain • Two parking spaces • Productive rear garden • Close to amenities • EPC C72 • Forest of Dean District Council Tax Band B - £1,970.01 (2026/27)



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

£230,000

Entrance Porch

Accessed via UPVC door, cloaks hanging space, door into living room.

Living Room

Feature exposed brickwork and ceiling beams, laminate flooring, large front aspect window, stairs to first floor and door into dining room.

Dining Room

Under stairs storage, ceiling beams, laminate flooring, door to conservatory and brick and timber archway opening into kitchen.

Kitchen

A range of base and wall mounted units with rolled edge worktops, plumbing and space for washing machine, space for gas/electric cooker, space for further under counter appliances, one and a half bowl sink unit, window to rear aspect overlooking garden.

Conservatory

UPVC construction, windows and views over rear, door to garden.

First Floor Landing

Access to loft space, airing cupboard and doors off.

Bedroom One

Window to rear aspect.

Bedroom Two

Window to the front of the property.

Bedroom Three

Window to front aspect.

Shower Room

Double shower enclosure, WC, hand basin, part tile walls and frosted window to the rear aspect.

Outside

To the front of the home is a path that leads to porch and a garden with mature



fruit trees and shrubbery. Gated side access leads to rear garden which has an expanse of lawn, raised vegetable beds, further fruit tree, garden shed and gated rear access to one of the parking spaces. There is an additional parking space under a barn style car port a short distance away at the front.

Location

The market town of Newent sits 8 miles north west 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

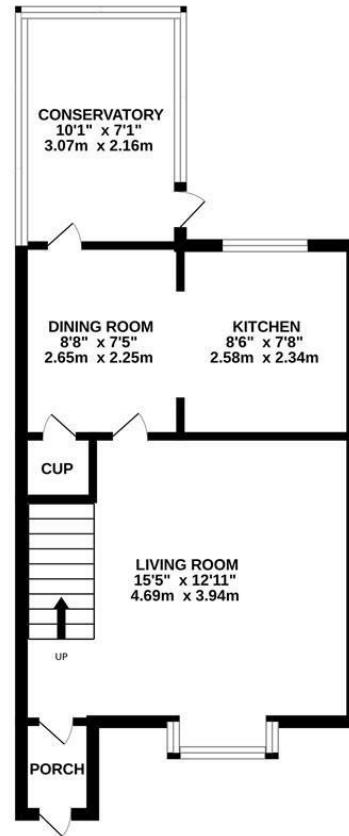
Broadband speed: Basic 14 Mbps, Superfast 80 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three

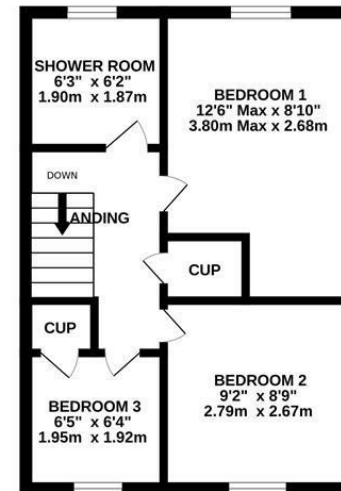




GROUND FLOOR



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.
Made with Memphis ©2025

1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

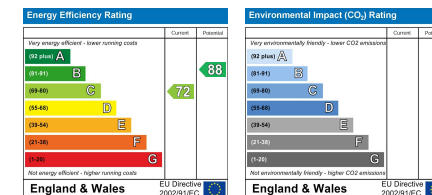
Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

naea | propertymark

PROTECTED



naylor powell

