



**Glebe Road, Newent GL18 1BN**

**£235,000**



## Glebe Road, Newent GL18 1BN

- Three bedroom family home
- Popular location within close proximity to Newent town centre
- Private rear garden with gated access
- Well maintained throughout
- Single garage to the rear
- Forest of Dean District Council - Tax Band B
- EPC D58

**£235,000**

### Entrance Hall

Arriving at the property, you are welcomed into a practical porch with space for storing shoes. A door then leads you through to the entrance hall with doors off to the living accommodation and stairs to the first floor.

### Living Room

Generously sized living room with laminate wood effect flooring and window overlooking the front aspect of the property.

### Kitchen / Breakfast Room

A well maintained kitchen with ample storage in a range of floor and eye level units, accompanied by integrated appliances to include electric oven with a four ring gas hob and extractor hood. Additional space for fridge freezer and plumbing for washing machine and a dishwasher. A stainless steel sink with mixer taps is set beneath a window to the rear aspect.

### WC

White suite to include wash-hand basin and WC.

### Bedroom One

Double bedroom to include built-in wardrobes and window to rear aspect.

### Bedroom Two

Double bedroom to include built-in wardrobes and window to rear aspect.

### Bedroom Three

Window to front aspect

### Bathroom

Partially tiled bathroom with a white suite to include WC, wash-hand basin and bath with overhead shower. Frosted window to rear.

### Outside

To the front of the property you are welcomed with a small pathway leading to the front porch. The rear of the property is a low maintenance garden, enclosed with a brick wall and fencing with a range of mature shrubs and bushes along with a patio area.

### 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



1 High Street, Newent, GL18 1AN

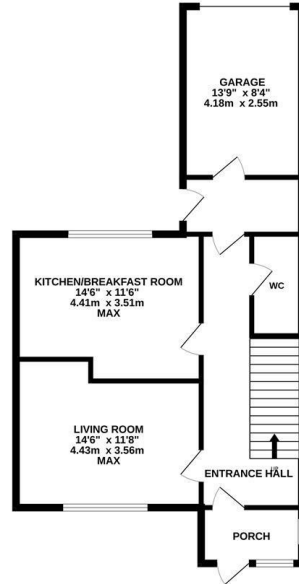
01531 828970

[newent@naylorpowell.com](mailto:newent@naylorpowell.com)

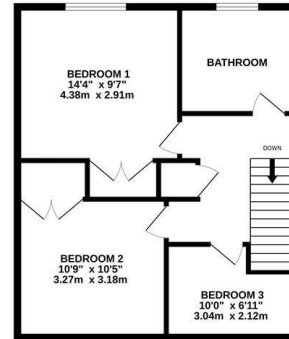
[www.naylorpowell.com](http://www.naylorpowell.com)



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Housaplan (2020)

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.

