



Standen Culver Street, Newent GL18 1JA

£325,000



Standen Culver Street, Newent GL18 1JA

• Three bedroom family home in need of modernisation • Vast potential to improve and extend subject to PP • Located in market town of Newent • Driveway providing off ample oad parking • Private front & rear gardens • No onward chain • Forest of Dean District Council. Tax Band C - £2,146.81 (2025/26) • EPC C69

£325,000



1 High Street, Newent, GL18 1AN

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www.naylorpowell.com

Entrance Hall

Stairs leading to first floor with cupboard under. Doors leading to ground floor accommodation.

Living Room

Spacious living room boasting bay window overlooking the front garden and a large opening leading into the dining room.

Dining Room

Wooden flooring throughout and window overlooking rear garden with door leading out to the patioed area.

Kitchen

Kitchen to include ample storage in a range of floor and eye level units with space for cooker, washing machine or dishwasher. Window to rear aspect.

Utility Room

Utility room to include plumbing for

washing machine and also space for a further appliances. Window to rear aspect.

WC

White suite comprising WC.

Lean To Garden Room

In need of repair and has scope to improve.

Bedroom One

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

Bedroom Two

Double bedroom with built in wardrobes. Window to rear aspect.

Bedroom Three

Built in storage and window to front aspect.

Bathroom

Suite comprising bath with overhead shower and hand wash basin. Separate



cloakroom to include WC. Frosted window to rear aspect.

Outside

The front of the property boasts a gravelled driveway suitable for parking up to five vehicle's and a lawned area. With access from the side gate you are welcomed into the rear garden boasting a patio area suitable for alfresco dining, a deck, lawned area with a range of mature shrubs and bushes at the border..

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

Local authority and rates: Forest of Dean

District Council - £2,146.81 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

Broadband speed: Basic 14 Mbps,

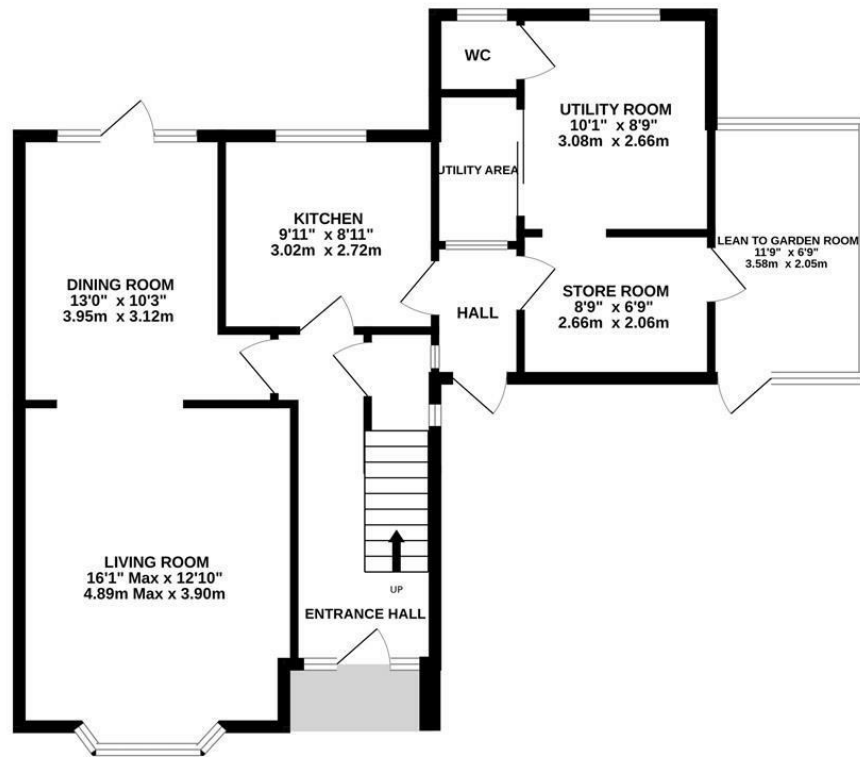
Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile phone: EE, Vodafone, O2 Three

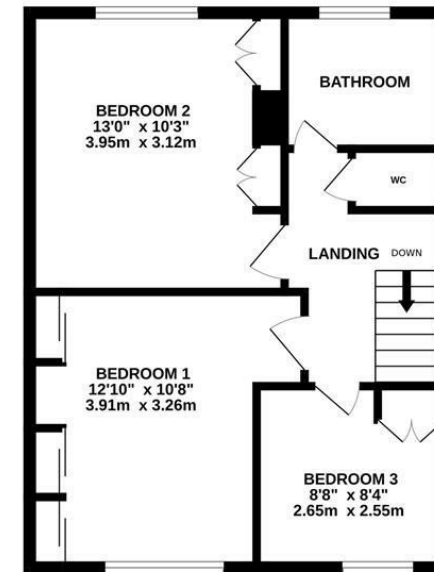




GROUND FLOOR



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.
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