



28 Russett Way, Newent GL18 1TS
£229,950



28 Russett Way, Newent GL18 1TS

• Well presented three bedroom terraced home • Ideal first time or investment buy • Potential rental yield £975pcm • Charming character features • Off-road parking plus car port • EPC 73 • Forest of Dean District Council, Tax Band C - £2,146.81 (2025/26)

£229,950



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

Living Room

The front door leads into the living room which has large window to the front aspect, stairs leading up to the first floor and features to include exposed brickwork, beams and door into kitchen.

Kitchen

Well appointed with tiled flooring, stainless steel sink unit, a range of base and wall mounted units with solid wooden worktops over, space for range style cooker and further appliances and plumbing for washing machine. there is an understairs storage cupboard, window to rear and door leading out to rear garden.

First Floor Landing

There is an access to loft space, airing cupboard and doors leading off to the bedrooms and bathroom.

Bedroom One

Window to the rear aspect.

Bedroom Two

Window to the front aspect.

Bedroom Three

Built in storage and window to the front aspect.

Bathroom

White suite comprising panelled bath with electric shower over, WC and pedestal wash basin. Frosted window to rear aspect.

Outside

To the front of the property is a garden laid to lawn with path to front door. There is also a raised gravelled area currently used as garden. There are two parking spaces, one being under the barn style car port. The rear garden enjoys a patio off the kitchen/diner and lawn area. It is all enclosed with fencing and has a garden shed and gated rear access onto footpath.

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

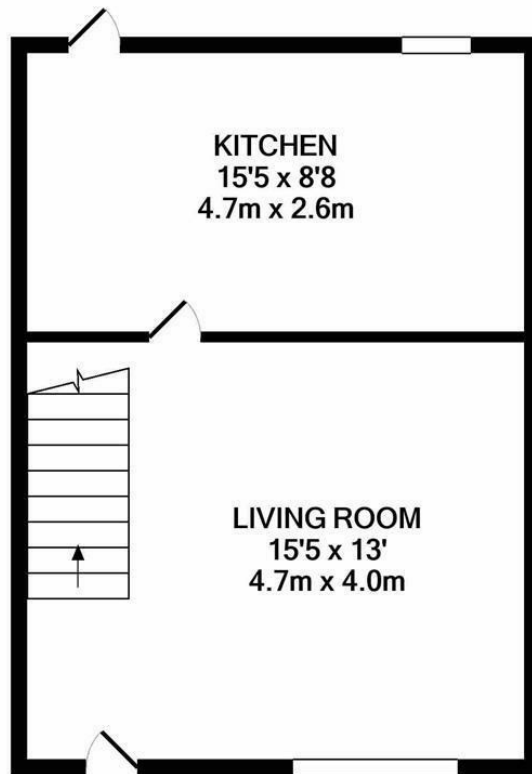
Sewerage: Mains

Heating: Mains gas

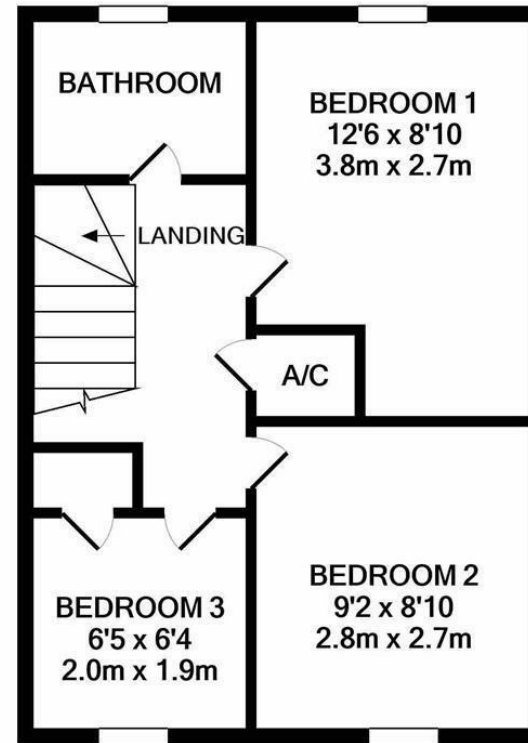
Broadband speed: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, Three & O2





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©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.

