



22 Perry Close, Newent GL18 1TP
£209,950



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• Two bedroom terraced house • Located in the market town of newent • Well presented accommodation • Ensuite to main bedroom • Character features • Ample parking • EPC C72 • Forest of Dean district council tax band B £1970.01 (2026/27)

£209,950



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Entrance Hall

Archway opening into kitchen and latch door into living room.

Kitchen

Boasting ample storage in a range of floor and eye level units alongside integrated electric oven, four ring integrated electric hob and stainless steel sink. Additional space for fridge freezer and plumbing for washing machine. Exposed beams and window situated above the sink facing towards the front aspect of the property allowing natural light.

Living Room

Fitted office space, shelving and under stair storage alongside feature brick wall and exposed beams above. Door to conservatory and stairs to first floor. Window to rear aspect.

Conservatory

Timber constructed conservatory with radiator. Views over the rear garden and French doors leading onto patio.

Master Bedroom

Double bedroom with a window to the rear aspect. There is a radiator and built in wardrobe.

Ensuite

Accessed via an arched opening from the bedroom. Providing a shower cubicle and hand wash basin.

Bedroom two

Built in airing cupboard. Window to front aspect.

Bathroom

A three piece suite including a toilet, hand basin and a bathtub with a shower head attachment. There is a skylight window.

Outside

Three allocated parking spaces in total, two of which are located directly outside the front door and the third is under a barn style car

port. The front garden is very low maintenance, with it being gravel and paved slabs. The rear garden is laid patio with the outskirts being gravel. The rear garden is fenced all around.

Location

Newent is a small market town 8 miles north west of Gloucester, on the northern edge of the Forest of Dean, surrounded by various villages and with easy access to other towns such as Ross-on-Wye and Ledbury. Newent has various buildings of a historical nature, beautiful walks and its own picturesque lake. It has a thriving high street including butchers, bakers, hardware store and cafes. This town has a real sense of community, with various sports clubs and activity groups for those with different interests for all ages. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. The town also has good public transport links to surrounding villages and towns and excellent motorway links to the M50 and M5.

Material Information

Tenure: Freehold

Council tax band: B

Local Authority & rates: Forest of Dean District Council - £1970.01 (2026/2027)

Electricity supply: Mains

Water supply: Mains

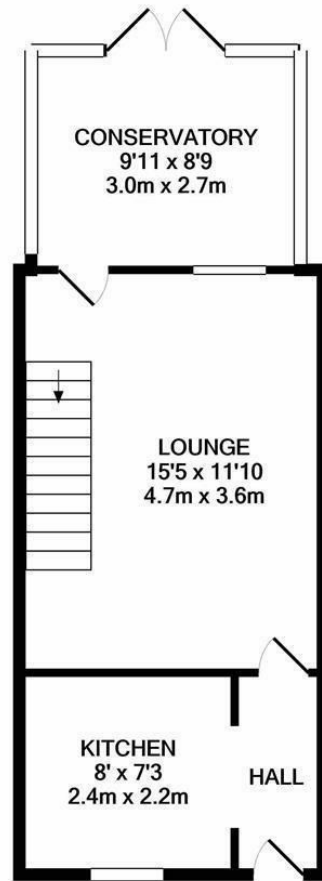
Sewerage: Mains

Heating: Mains Gas

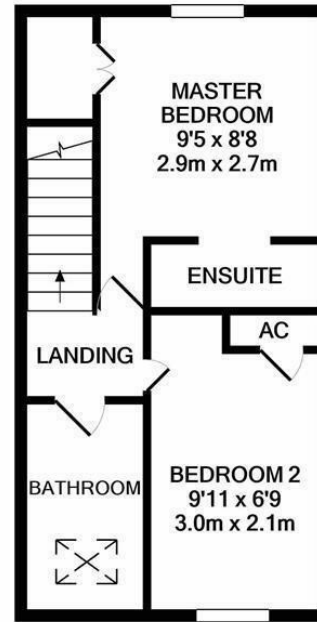
Broadband speed: Basic 12mb, Superfast 56mb

Mobile phone coverage: EE, Three, O2, Vodafone





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
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