24 Lakeside, Newent GL18 1SZ

£265,000

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• Extended family home • Scope for improvement • Popular Lakeside location • Close to ammenities • NO CHAIN • Forest of Dean District Council. Tax Band D - £2415.17 (2025/26) • EPC D67

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Living room
Accessed via entrance hall, a generous room with front aspect bay style window and door leading into dining area.

Dining room
Stairs to the first floor are off the dining room and archway opens up into the kitchen. Door leads into the conservatory at the rear of the home.

Kitchen
A range of base and matching eye level units with rolled edge worktops, stainless steel sink unit, space for appliances, window into conservatory and access from entrance hall.

Conservatory
At the rear of the rear of the property and gives access out and views over the garden and has a door leading through to ground further accommodation and storage area that was part of original garage.

Ground floor bathroom
Suite comprising bath, WC and wash basin with side aspect frost window.

Garden room/ Bedroom four
A versatile space ideal as a reception room or additional bedroom. Double doors to the rear and window to the side.

Master bedroom
Built in wardrobe and window to the front aspect.

Bedroom two
Built in storage and window to the rear aspect.

Bedroom three
Front aspect window.

Shower room
White suite comprising shower enclosure with direct feed shower, WC and wash basin. Frosted window to the rear.

Outside
To the front of the home is a spacious drive providing ample off road parking, under cover area leading to the store (part of original garage). Gated side access leads to the rear garden.

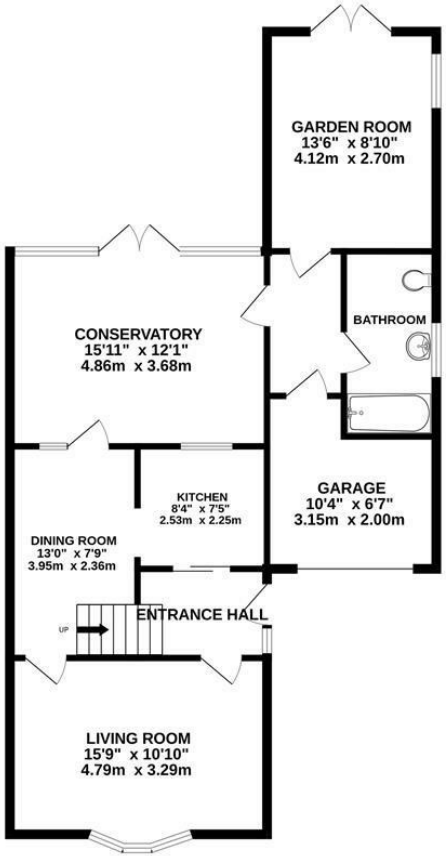
The rear garden has a patio area off the conservatory with the rest being mainly laid to lawn, the garden is tiered with steps leading down to a further section of garden, a pleasant outlook over the garden with the backdrop of the trees can be enjoyed.

Location
Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate is the 'jewel of the town'. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5. The property is also within driving distance of the local award winning Three Choirs vineyard with bar and restaurant as well some excellent garden centres including Three Shires. There are plenty of local rural walks and a cycle routes close by that incorporates both the Newent and Ledbury "loops".

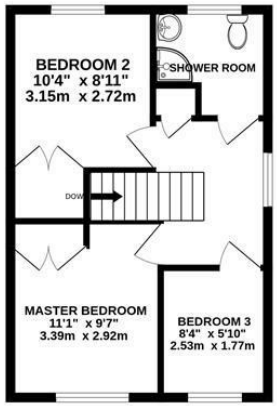
Material Information
Tenure: Freehold
Council tax band: D
Local Authority & rates: Forest of Dean District Council - £2,532.87 (2026/27)
Electricity supply: mains
Water supply: mains
Sewerage: mains
Heating: gas
Broadband speed: Basic 16 Mbps Superfast 52 Mbps
Mobile phone coverage: EE, Vodaphone, Three, O2

Agents note
We are advised that in 2022, subsidence issues were identified affecting the single-storey garden room. The cause was determined to be a large willow tree located in the garden. This tree has since been professionally removed, and all necessary remedial works were completed to rectify the subsidence. The work was carried out under a two-year guarantee, which has now lapsed.

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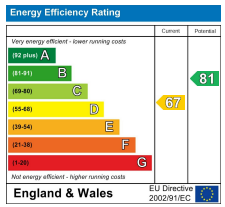
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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