

86 Manor Road, Newent GL18 1UJ

£256,000

naylor powell

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• Well presented three bedroom home • Ideal first time or investment buy • Off road parking • Close to local amenities • NO CHAIN • Approx. 7 years remaining of NHBC • EPC B84 • Council tax band B £1970.01 (2026/27) Freehold

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1 High Street, Newent, GL18 1AN

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Entrance Hall
Front door opens in and doors leading off to living room and WC

WC
Suite with WC and wash basin.

Living Room
Light and airy room with window to the front aspect and understairs storage cupboard. Door to inner hall.

Inner Hall
Stairs to first floor and door into kitchen.

Kitchen/Diner
Well appointed with a range of base and wall mounted units and work surfaces. Single drainer, stainless steel sink unit, built in appliances to include fridge/freezer, electric oven, electric hob, dishwasher and space for washing machine. There is a window to the rear aspect and double doors leading out to the garden from the dining area.

First Floor Landing
Access to loft space, storage cupboard and doors leading off.

Bedroom One
Built in wardrobe with mirrored sliding doors, window to the front aspect and door to ensuite.

Ensuite Shower Room
Modern white suite with shower enclosure and direct feed shower, WC and wash basin. There is a heated towel rail and frosted window to the side aspect.

Bedroom Two
Double room with recess ideal for wardrobe and window to rear aspect.

Bedroom Three
Window to the rear.

Family Bathroom
Modern white suite comprising bath with





direct feed shower over, WC and a wash basin. Heated towel rail and frosted window to side.

Outside
To the side of the property is a tarmac driveway with tandem parking for two vehicles. Gated side access leads to the rear garden which enjoys a patio area off the dining space, an expanse of lawn, outside tap, garden shed and is fully enclosed by fencing.

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: B
Local authority and rates : Forest of Dean District Council - £1970.01 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
Broadband speed: Basic 19 Mbps, Superfast 65 Mbps, Ultrafast 1139 Mbps
Mobile phone coverage: EE, Vodafone, Three & O2
There will be a service charge of approximately £250 per annum to cover the communal green areas.





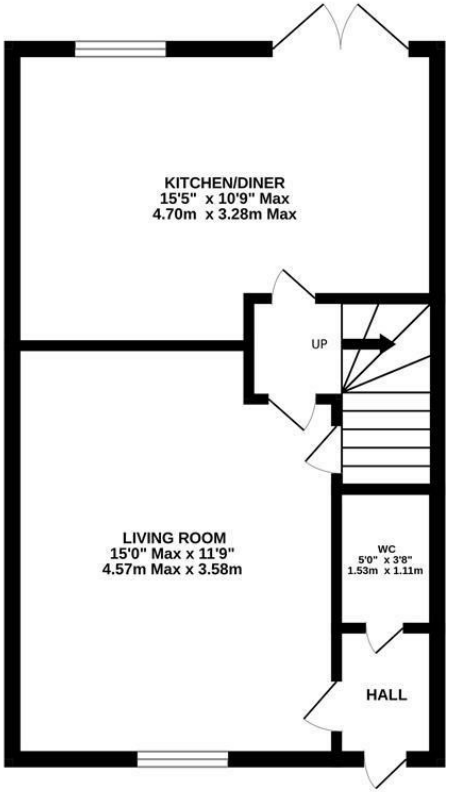




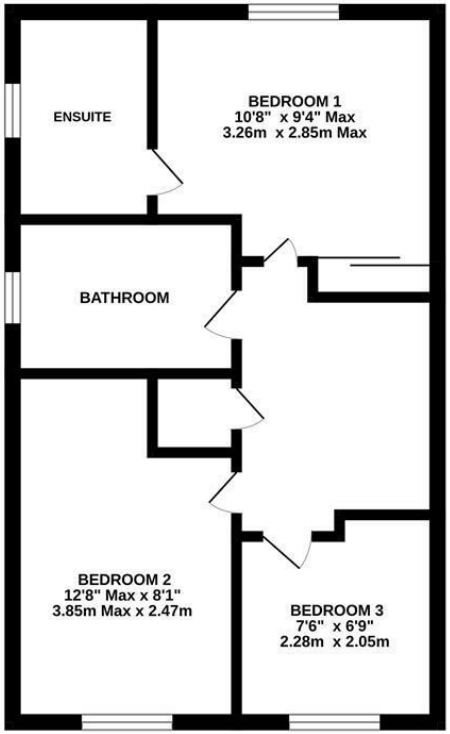




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 818sq.ft. (76.0 sq.m.) approx.

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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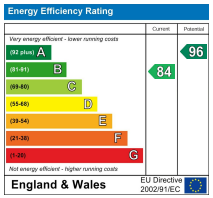
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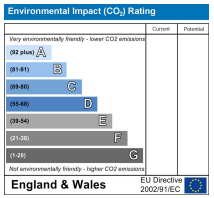
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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