



**6 Manor Road, Newent GL18 1TH**  
**£335,000**



## 6 Manor Road, Newent GL18 1TH

• Four bedroom, three storey family home • Two ensuite bedrooms • Off road parking and garage • Low maintenance rear garden • Close to amenities • Forest of Dean District Council. Tax Band E - £2951.87 (2025/26) • EPC B84

**£335,000**



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### Entrance Hall

Accessed via front door with stairs to first floor, understairs cupboard, window to the side aspect and doors leading off.

### WC

White suite comprising WC and wash basin.

### Living Room

Window to the front aspect.

### Kitchen/Diner

A range of base and eye level units with one and a half bowl stainless steel sink unit, rolled edge worktops with breakfast bar, built in appliances to include electric oven, gas hob, dishwasher and fridge freezer. There are double doors leading out to the rear garden, rear aspect window and door into utility room.

### Utility

Further storage cupboards and units with worktop. Plumbing for washing machine and space for further appliance, door leading out to side.

### First floor landing

Airing cupboard, window to side aspect, stairs leading up to second floor and doors leading off.

### Bedroom two

Window to front aspect.

### Ensuite Shower Room

Modern, white suite comprising shower enclosure with direct feed shower, WC and wash basin. There is a heated towel rail and window to front aspect.

### Bedroom Three

Window to rear aspect.

### Bedroom Four

Window to rear aspect.

### Family Bathroom

Suite comprising panelled bath with electric shower over, WC and wash basin. Frosted window to side aspect.

### Master Bedroom

Accessed via stairs off first floor landing, generous room with bay style window to rear and roof light to front aspect. Good sized storage cupboard and door into ensuite.

### Ensuite Shower Room

Shower enclosure with direct feed shower, WC and wash basin. Roof light window and heated towel rail.

### Outside

To the right hand side of the house is a double, tarmac driveway with parking and in turn leads to detached single garage. To the front of the property is path leading to front door with established flower and plant border. Gated side access leads around to the rear garden which offers low maintenance with paved and gravelled patio areas.

### Location

The market town of Newent sits 8 miles north west 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: E

Local Authority & rates: Forest of Dean District Council - £2951.87 (2025/2026)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: gas

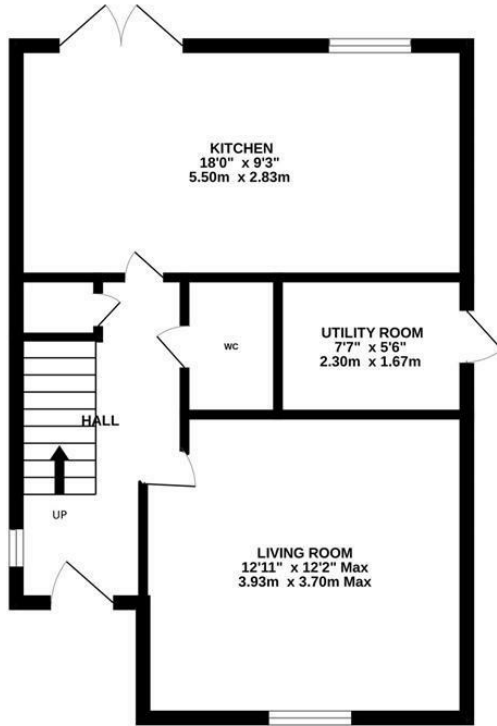
Broadband speed: Basic 17 Mbps Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, O2

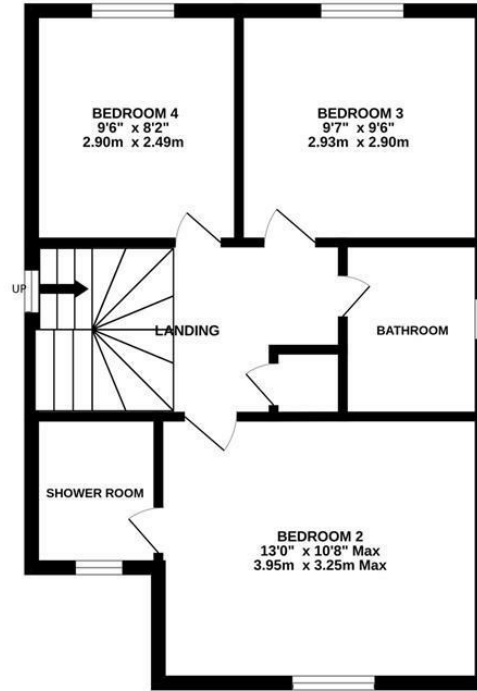
There will be a service charge of approximately £250 per annum to cover the communal green areas.



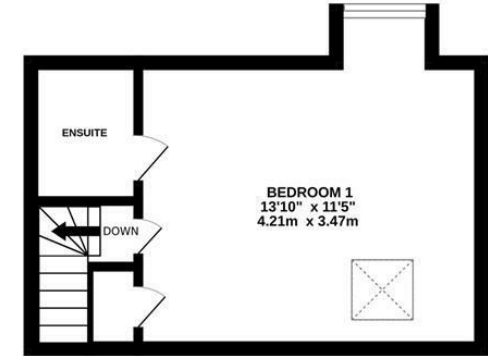
GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR  
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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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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.

