



2 Sycamore Close, Newent GL18 1EZ
£265,000



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- Extremely well presented family home
- Three bedrooms over three floors
- Eco friendly with air source heating
- Generous garden plus ample parking
- Edge of town location
- Council tax band C (£2146.81 - 2025/26)
- EPC B82

£265,000

Entrance Hall

Door into hallway which has window to the front aspect, stairs to first floor and doors leading off.

WC

White suite comprising WC and wash hand basin.

Lounge/Diner

Generous and open space with window to side and double doors to the rear leading out to the garden. There is a cupboard housing the hot water system and an opening into the kitchen.

Kitchen

Well appointed and stylish finish with a range of base and wall mounted units, rolled edge worktops one and a half bowl sink unit, integrated appliances to include dishwasher, fridge/freezer and electric oven with hob over. There is a window to the front aspect.

First Floor Landing

Stairs from ground floor lead up. There are doors to bedrooms and bathroom, window to front aspect and stairs up to second floor.

Bedroom One

Generous double room with window to rear aspect.

Bedroom Three

Window to the front.

Family Bathroom

Large space with modern, white suite comprising bath, WC, wash basin with separate shower enclosure and frosted window to the side aspect.

Second Floor Landing

Stairs from first floor lead up to second floor with storage area on landing and door into bedroom.



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Bedroom Two

Double bedroom with two rear aspect roof light windows.

Outside

To the front of the property is a paved path to the front garden which is enclosed by picket fencing. At the rear of the home is parking for 2 vehicles and gated access into the rear garden which is mainly laid to lawn with patio area located off the double doors from living room offering ideal space for alfresco dining. There is also a handy utility shed with plumbing for washing machine.

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: C

Local authority and rates: Forest of Dean District Council £2146.81 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared treatment plant

Heating: Air source heat pump

Broadband speed: Basic 16 Mbps, Ultrafast 1000 Mbps

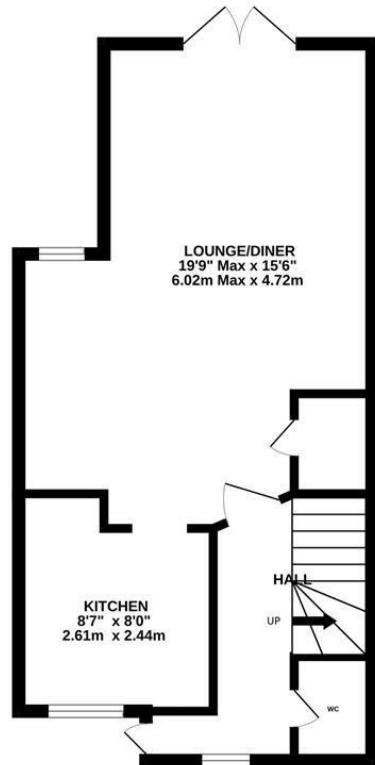
Mobile phone coverage: EE, Vodafone, O2, Three

There is a management company being set up for the 6 properties in the development. Service charge of approx. £180 per annum.





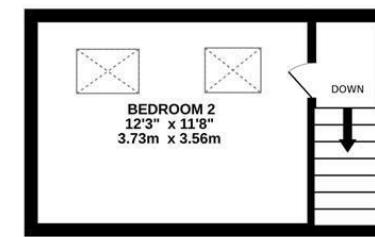
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR
146 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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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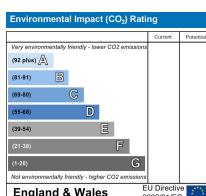
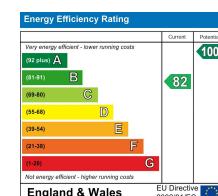
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

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