



86 Manor Road, Newent GL18 1UJ
£256,000



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• Well presented three bedroom home • Ideal first time or investment buy • Off road parking • Close to local amenities • No onward chain • EPC B84 • Forest of Dean District Council tax band B (£1970.01 - 2026/27)



1 High Street, Newent, GL18 1AN

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www.naylorpowell.com

£256,000

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. Newent is served by three schools, doctors surgery and dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5.

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

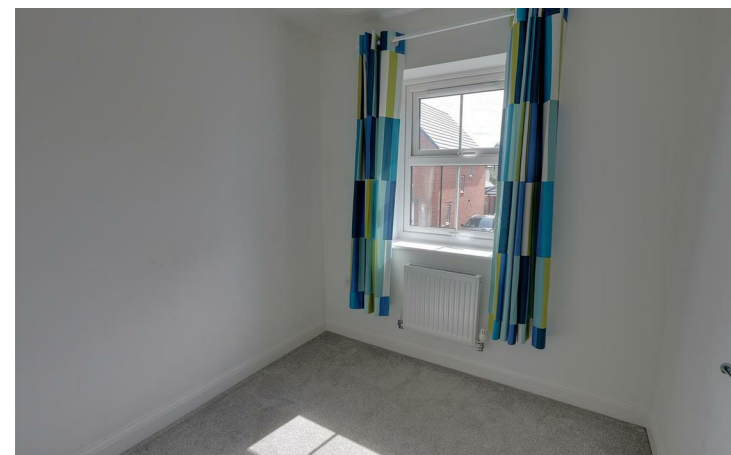
Heating: Mains gas

Broadband speed: Basic 19 Mbps,

Superfast 65 Mbps, Ultrafast 1139 Mbps

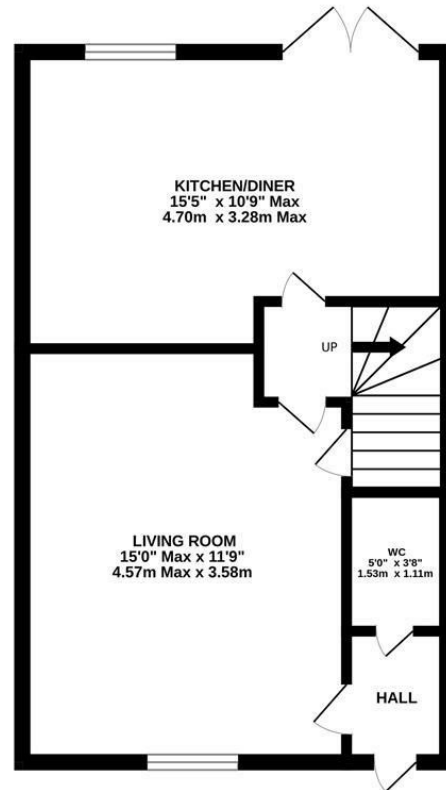
Mobile phone coverage: EE, Vodafone, Three & O2

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

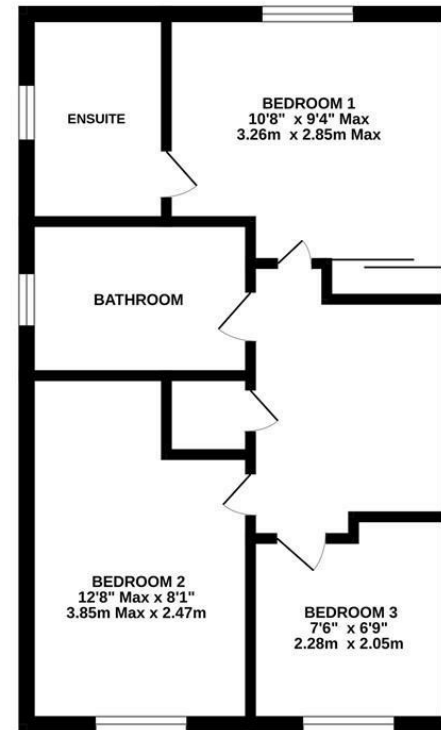




GROUND FLOOR



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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