



33 Court Road, Newent GL18 1SY
£325,000



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• Three bedroom detached bungalow • Located in market town of Newent • Off road parking and a garage • Close to local amenities and picturesque lake • Private rear garden • Forest of Dean District Council Tax Band D - £2,532.87 (2025/26) • EPC D67



1 High Street, Newent, GL18 1AN

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www.naylorpowell.com

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Entrance Hall

Access to loft hatch and doors leading off.

Living Room

Spacious living room with a feature fireplace with a brick surround, a wood burning stove, window to rear aspect and a sliding door leading out to the rear garden.

Kitchen

A well maintained kitchen with a range of floor and eye level units along with space for an oven, dishwasher and fridge/freezer. Window overlooking the side aspect.

Utility Room

Utility room to provide extra cupboard space along with plumbing and space for a washer/dryer.

WC

White suite comprising WC and wash hand basin. Frosted window to side aspect.

Bedroom One

Double bedroom with built in wardrobes. Window overlooking the front aspect.

Bedroom Two

Window overlooking front aspect

Bedroom Three

Window overlooking the side aspect.

Bathroom

White suite comprising bath with overhead electric shower, WC and wash hand basin.

Outside

The front of the property is mainly laid to gravel with a driveway which provides parking for several vehicles. The rear garden has a patioed area suitable for



alfresco dining and steps leading up to a lawned area with a range of mature shrubs and bushes.

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 D

Local authority and rates : Forest of Dean

District Council - £2,532.87 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

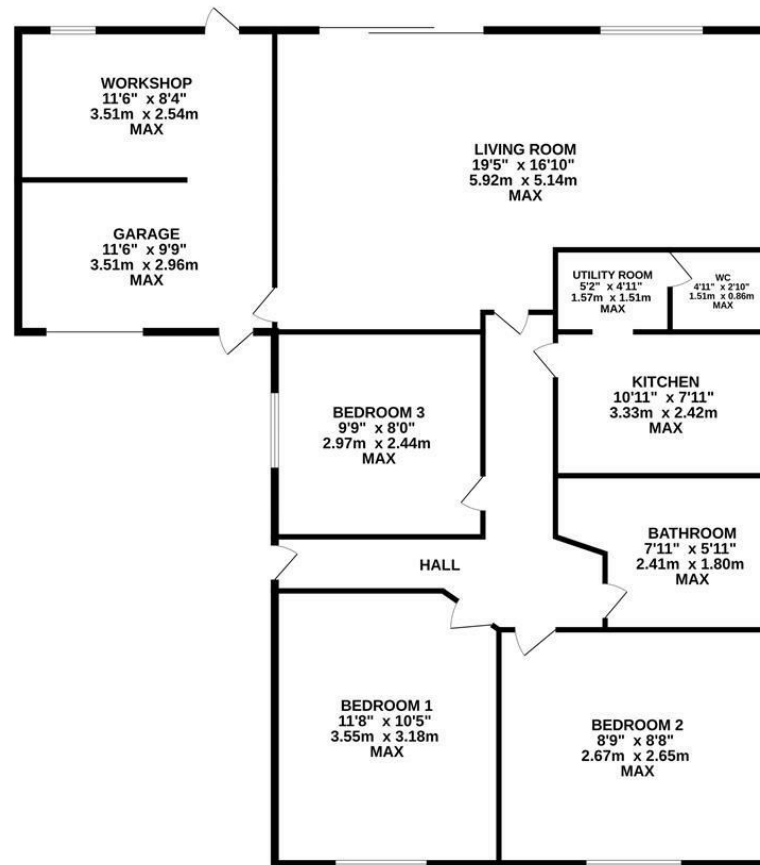
Broadband speed: Standard 16 Mbps (ADSL) , Superfast 61 Mbps (FTTC) Ultrafast 2000 Mbps (FTTP)

Mobile phone coverage: Vodafone, O2, EE and Three





GROUND 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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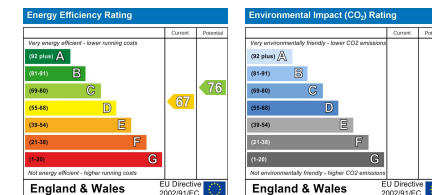
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