



17 Hills View, Newent GL18 1SG
£249,950



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• Family home • Corner plot • Close to amenities • Bay parking at rear • Located in market town • EPC fbc • Council tax B



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www.naylorpowell.com

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Entrance hall

Stairs to first floor, storage alcove, doors leading off.

Living room

Window to front aspect, feature fireplace with inset electric fire.

Kitchen/diner

Well appointed with a range of base and wall mounted units with worktops over. Built in appliances to include electric oven with gas hob over, fridge and dishwasher, large pantry storage cupboard, stainless steel sink unit, window to rear aspect, door leading out to rear garden and further door leading to utility.

Utility area

Plumbing for washing machine, cupboards over with space for tumble drier or other appliance, large window, door to WC.

WC

WC, hand basin and window to side.

First floor landing

Access to loft space, airing cupboard housing boiler and doors off.

Bedroom one

Built in wardrobe and storage, window to rear aspect.

Bedroom two

Built in wardrobe, window to front aspect.

Bedroom three

Built in storage cupboard and window to front.

Family bathroom

White suite comprising bath with electric shower over, WC and hand basin with obscure window to the rear aspect.

Outside

Positioned on a corner plot the property benefits from wrap around lawned garden accessed via gates at the front and rear of the home. There is also a raised deck and patio area, external storage cupboard and garden shed.

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
£1,780.11 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

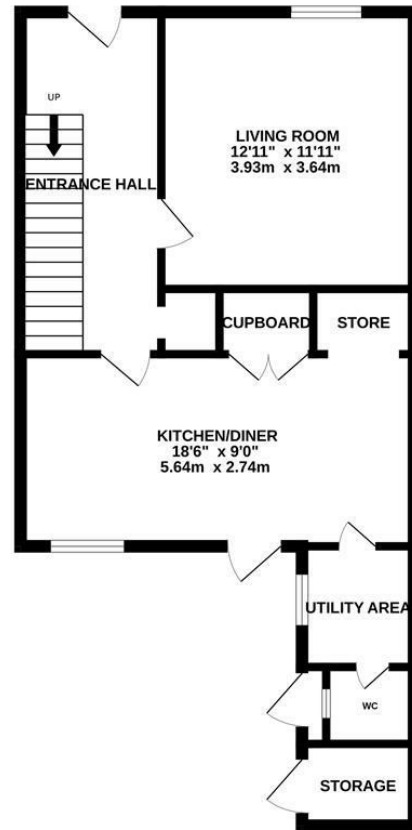
Heating: Gas

Broadband speed: Basic 14 Mbps, Superfast 76 Mbps

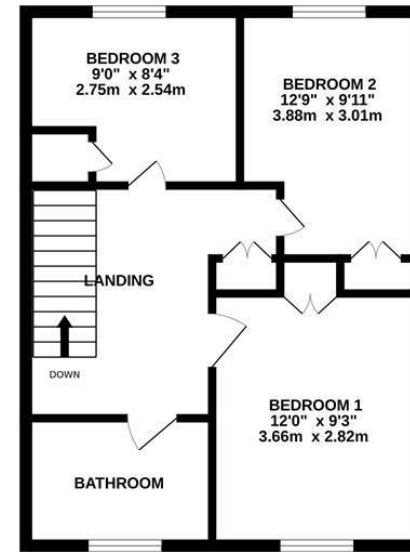
Mobile phone coverage: EE, Vodafone, O2, Three



GROUND FLOOR



1ST 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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