22 Perry Close, Newent GL18 1TP

£209,950

naylor powell

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• Two bedroom terraced house • Popular location • Well presented accommodation • Ensuite to main bedroom • Character features • Ample parking • EPC C72 • Forest of Dean District Council tax band B - £1970.01 (2026/27)

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Entrance Hall
Archway opening into kitchen and latch door into living room.

Kitchen
Boasting ample storage in a range of floor and eye level units alongside integrated electric oven, four ring integrated electric hob and stainless steel sink. Additional space for fridge freezer and plumbing for washing machine. Exposed beams and window situated above the sink facing towards the front aspect of the property allowing natural light.

Living Room
Fitted office space, shelving and under stair storage alongside feature brick wall and exposed beams above. Door to conservatory and stairs to first floor. Window to rear aspect.

Conservatory
Timber constructed conservatory with radiator. Views over the rear garden and French doors leading onto patio.

Master Bedroom
Double bedroom with a window to the rear aspect. There is a radiator and built in wardrobe.

Ensuite
Accessed via an arched opening from the bedroom. Providing a shower cubicle and hand wash basin.

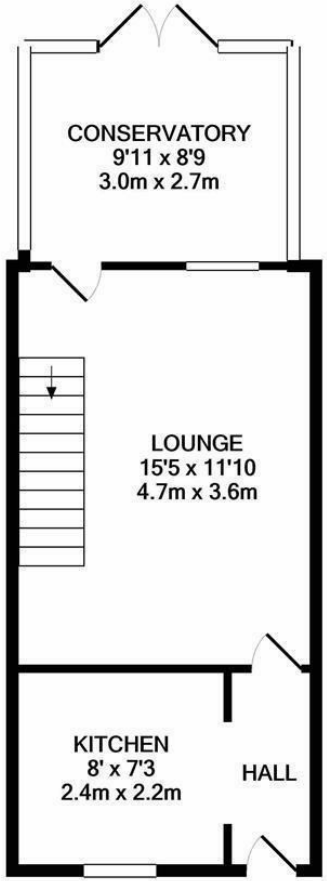
Bedroom two
Built in airing cupboard. Window to front aspect.

Bathroom
A three piece suite including a toilet, hand basin and a bathtub with a shower head attachment. There is a skylight window.

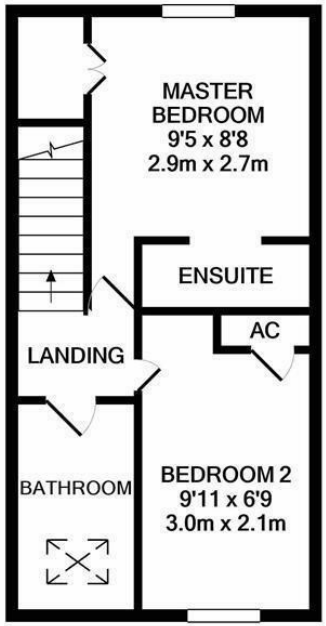
Outside
Three allocated parking spaces in total, two of which are located directly outside the front door and the third is under a barn style car port. The front garden is very low maintenance, with it being gravel and paved slabs. The rear garden is laid patio with the outskirts being gravel. The rear garden is fenced all around.

Location
Newent is a small market town 8 miles north west of Gloucester, on the northern edge of the Forest of Dean, surrounded by various villages and with easy access to other towns such as Ross-on-Wye and Ledbury. Newent has various buildings of a historical nature, beautiful walks and its own picturesque lake. It has a thriving high street including butchers, bakers, hardware store and cafes. This town has a real sense of community, with various sports clubs and activity groups for those with different interests for all ages. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. The town also has good public transport links to surrounding villages and towns and excellent motorway links to the M50 and M5.

Material Information
Tenure: Freehold
Council tax band: B
Local Authority & rates: Forest of Dean District Council - £1970.01 (2026/2027)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband speed: Basic 12mb, Superfast 56mb
Mobile phone coverage: EE, Three, O2, Vodafone



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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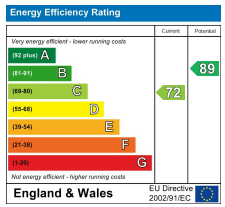
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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Hotpoint