



14 Lakeside, Newent GL18 1SZ
£350,000



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- Two bedroom detached bungalow in Lakeside with no chain
- Located in market town of Newent
- Private and pleasant rear garden
- Off road parking with a garage
- Extended and spacious accomodation
- NO CHAIN
- Forest of Dean District Council. Tax Band D - (2025/26)
- EPC C69

£350,000



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Entrance Hall

Entrance hall to provide access to the living/dining room, bedroom 1 and 2 and the bathroom.

Living/Dining Room

A generously sized living/dining room with a decorative fireplace, a bow window overlooking the front aspect and sliding doors to the rear garden.

Kitchen/Breakfast Room

A well proportioned kitchen with a range of matching floor and eye level units along with appliances to include, oven with hob, dishwasher, washing machine, fridge and a freezer. Window overlooking the rear garden with a door leading out.

Bedroom One

Double bedroom with window to both the side and rear aspect.

Bedroom Two

Double bedroom with a window to the front aspect.

Bathroom

Suite comprising partially tiled walls, bath with overhead electric shower, WC and hand wash basin.

Garage

Garage provides extra storage space and is accessed via up and over door.

Outside

To the front of the property is a gravelled area with mature trees, a paved pathway leading to the front door and a driveway suitable for parking two vehicles. Accessed by the

side gate, the rear garden boasts a decked area, a patioed area suitable for alfresco dining and a lawned area containing flower beds with a range of mature shrubs and bushes plus a large garden shed with power and lighting.

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: D

Local Authority & rates: Forest of Dean District Council - £2532.87 (2026/2027)

Electricity supply: mains

Water supply: mains

Sewerage: mains

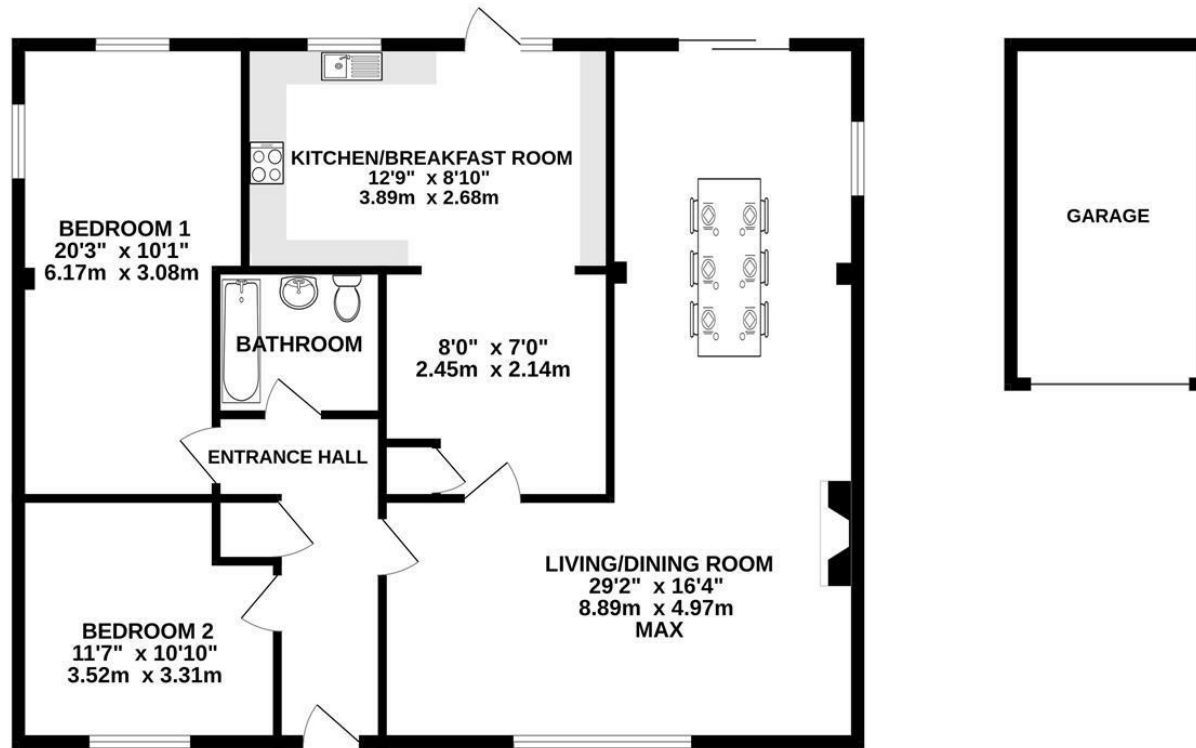
Heating: gas

Broadband speed: Basic 16 Mbps Superfast 52 Mbps

Mobile phone coverage: EE, Vodafone, Three, O2



GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.7 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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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.

Energy Efficiency Rating		Current	Potential
192-210k	A		
161-191k	B		
129-160k	C	69	75
105-140k	D		
81-104k	E		
57-80k	F		
33-56k	G		
<small>All energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



