



**56 Glebe Road, Newent GL18 1BW**  
**£299,950**



## 56 Glebe Road, Newent GL18 1BW

• Four bedroom family home • En-suite to master bedroom • Off road parking • Private rear garden • Located in market town • Council tax band B (£1878.47 2025/26) • EPC C72



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**£299,950**

### Entrance Hall

Cloaks hanging space and stairs leading up to first floor.

### Living Room

Generously sized living room with decorative fireplace and windows to both the front and side aspect.

### Kitchen

Well maintained kitchen with a range of floor and eye level units along with integrated appliances to include stainless steel sink with drainer, fridge along with an oven with four ring hob. Window to rear aspect.

### Dining Room

Spacious dining room with doors leading into the utility room.

### Sitting Room

Sitting room boasts wooden floors throughout along with French doors leading out to the patio

### Utility Room

Utility room to provide extra cupboard space along with space for a washing machine and dryer. French doors leading out.

### Study

Window to rear aspect.

### WC

White suite comprising WC and hand wash basin.

### Bedroom One

Double bedroom with windows to both the front and side aspect of the property.

### En-suite

Fully tiled en-suite boasting a white suite comprising bath, WC and hand wash basin. Frosted window to front aspect

### Bedroom Two

Double bedroom with built in wardrobes. Window to rear aspect.



### Bedroom Three

Double bedroom with a window to rear aspect.

### Bedroom Four

Double bedroom with built in wardrobes. Window to front aspect.

### Bathroom

White suite comprising bath with electric overhead shower, WC and hand wash basin. Frosted window to rear aspect

### Outside

To the front of the property is a paved driveway with parking for one vehicle and steps leading down toward the front entrance. The rear of the property has a patioed area suitable for alfresco dining along with a small lawned area.

### 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 - £1878.47 - 2025/26

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

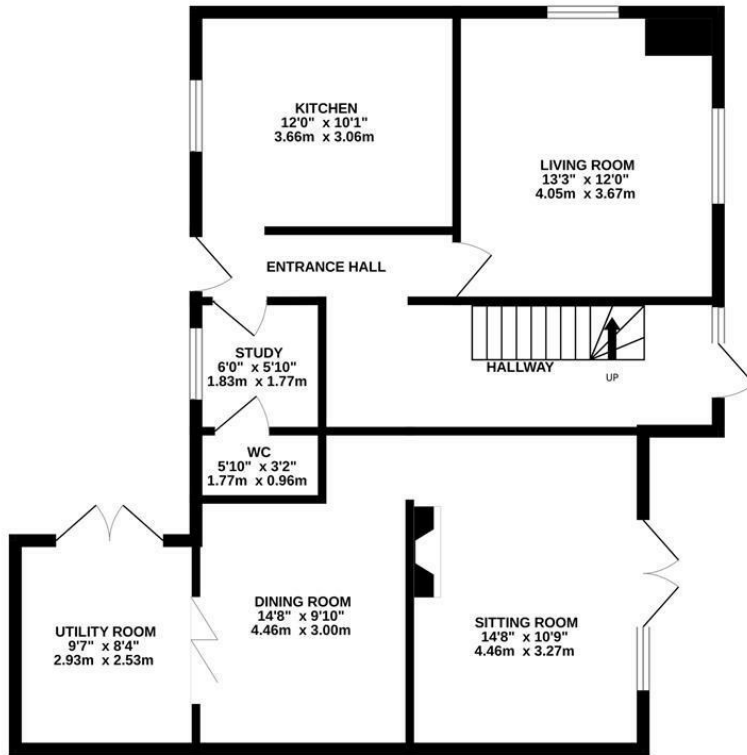
Broadband speed: Basic 18 Mbps, Superfast 80 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three

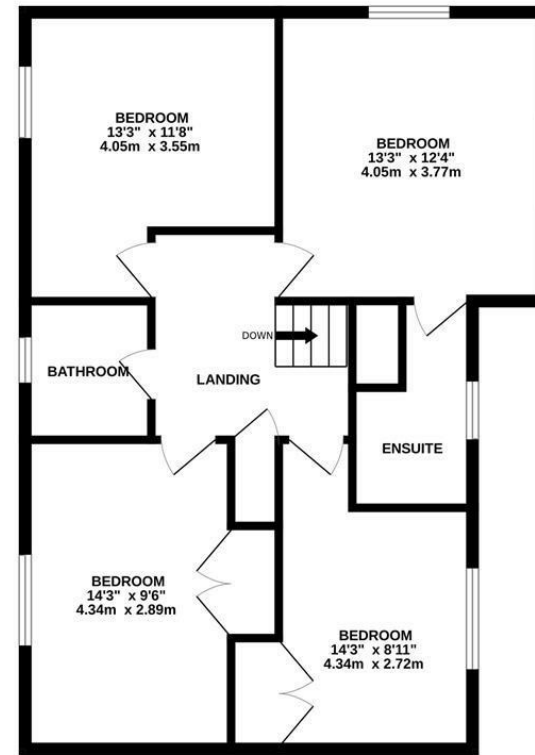




GROUND FLOOR  
834 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1577 sq.ft. (146.5 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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