

41 Culver Street, Newent GL18 1DB

£429,950

naylor powell

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• Rarely available three bedroom detached bungalow • Walking distance to amenities and countryside • Solar panels • Pleasant gardens • NO CHAIN • EPC C79 • Council Tax Band D £2532.87 (2026/27) - Freehold

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1 High Street, Newent, GL18 1AN

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Entrance Hall
The hallway is accessed via the front door. It has wooden flooring, airing cupboard and doors leading off to the accommodation.

Living Room
A light room with a fireplace with brick and wooden surround and inset gas fire, feature stained glass window wooden flooring and doors leading out to the balcony.

Bedroom One
Generous double room with large walk in wardrobe and window to rear aspect overlooking the garden.

Bedroom Three
Currently utilised as office space with wooden flooring and window to the front aspect.

Bathroom
Suite comprising bath, WC and wash basin with frosted window to the front.

Kitchen/Diner
A range of base and wall mounted units with laminate work surfaces, one and a half bowl stainless steel sink unit, space for appliances, tiled flooring, window to the front aspect and door to rear lobby/utility.

Rear Lobby/Utility
Plumbing for washing machine, shelved storage space and doors leading off.

Bedroom Two
A pleasant and light room with window to the side aspect and double doors out to the balcony.

Shower Room
With fully tiled floor, electric shower, WC and wash basin.





Rear Porch
UPVC construction give a handy side entrance into the lobby from gardens.

Outside
To the front of the property is a lawn with mature hedgerow with two paths leading to the front door. One from the path and one leading from the driveway which has parking for two vehicles and leads to a single garage. The rear garden is mainly laid to lawn with established shrubs, borders and trees. There is a patio area and steps up to a balcony ideal for alfresco dining! There is also some crawl space storage under the bungalow.

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, Tax Band B - £2532.87. (2026/27)

Electricity supply: Mains
Solar Panels owned by the property.
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband speed: Basic 16 Mbps, superfast 58 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: EE, Vodafone, O2, Three





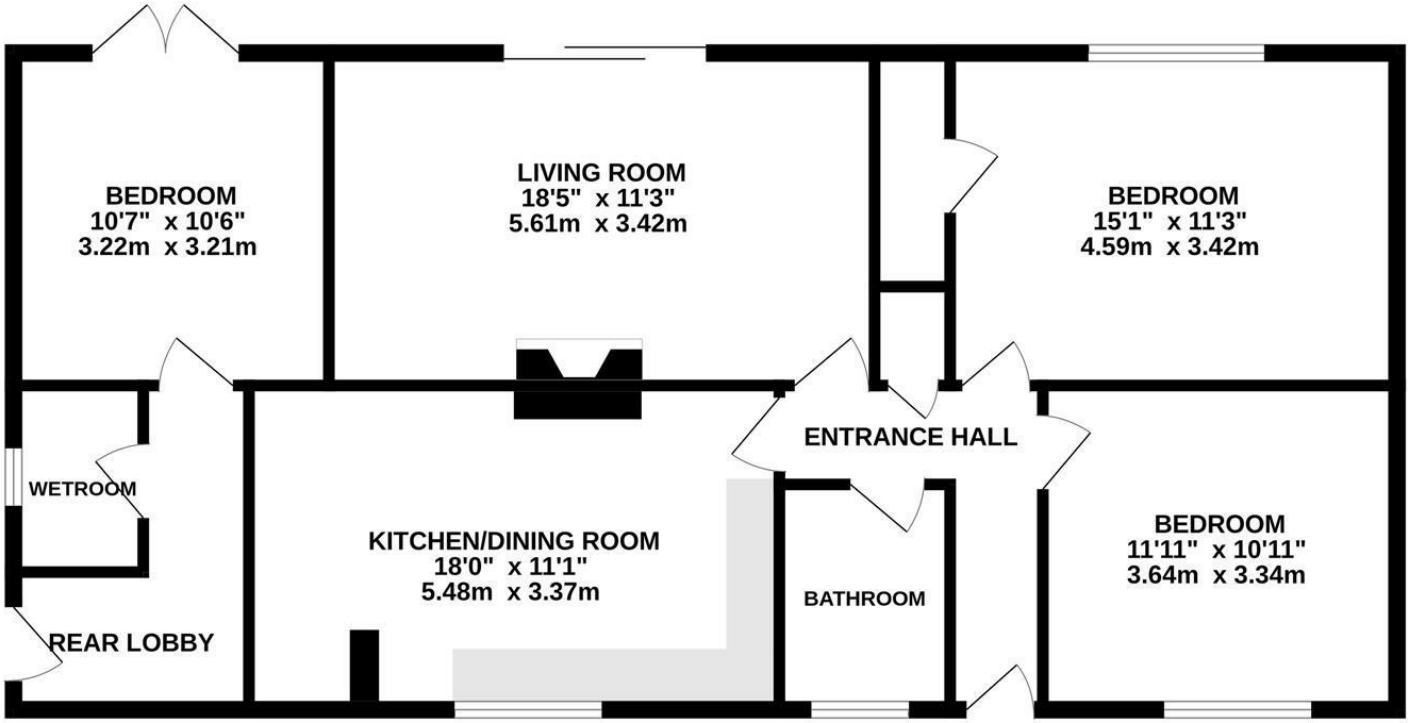








GROUND FLOOR



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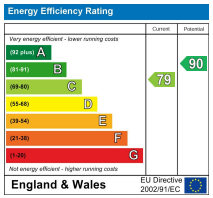
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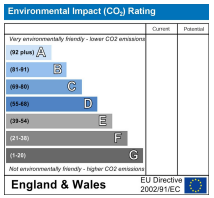
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange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





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Thank You