



**334 Foley Road, Newent GL18 1SS**  
**£280,000**





## 334 Foley Road, Newent GL18 1SS

- Three/four bedroom family home
- Private rear garden approx. 80ft in length
- Off road parking
- Close to local amenities
- Located in market town
- EPC D67
- Tax band B

**£280,000**



1 High Street, Newent, GL18 1AN

**01531 828970**

**newent@naylorpowell.com**

**www.naylorpowell.com**

### Living Room

Generously sized living room with wooden flooring along with a window facing front aspect and opening into dining area.

### Dining Room

Just off from the living room is spacious dining room with wooden flooring and a sliding door leading to the conservatory.

### Kitchen

A well maintained kitchen with a range of floor and eye level units and integrated appliances to include double electric oven, four ring gas hob with extractor over and space for fridge / freezer along with plumbing for a washing machine. Window to rear aspect.

### Conservatory

Partially brick built conservatory with UPVC windows and roof with French doors leading to rear garden

### Study / Bedroom Four

Window to front aspect.

### Master Bedroom

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

### Bedroom Two

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

### Bedroom Three

Window to rear aspect

### Bathroom

Fully tiled bathroom with wooden flooring and a white suite comprising WC, hand wash basin and bath with overhead shower. Frosted window to front aspect.

### Outside

To the front of the property is a driveway with parking for two/three vehicles and a lawned area. Gated side access leads around to the rear of the property which boasts an approximately 80ft garden

comprising a patio area suitable for alfresco dining, a lawned area with a range of mature shrubs plus a shed and workshop.

### 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'. The town 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.

### Material Information

Tenure: Freehold

Council tax band: B

Local authority and rates : Forest of Dean District Council - £1,878.47 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

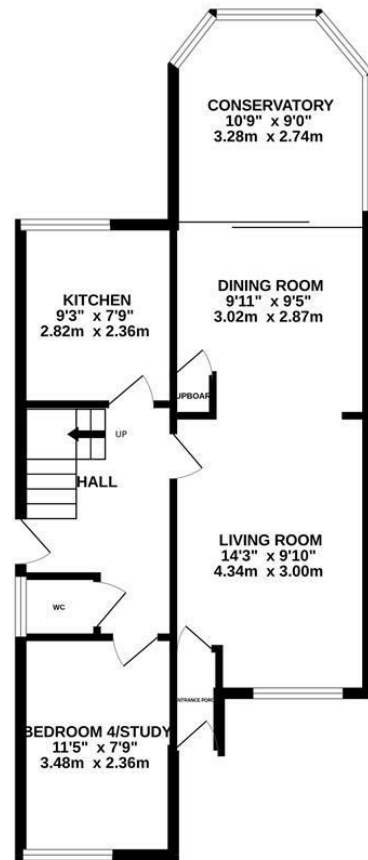
Heating: Mains gas

Broadband speed: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1139 Mbps

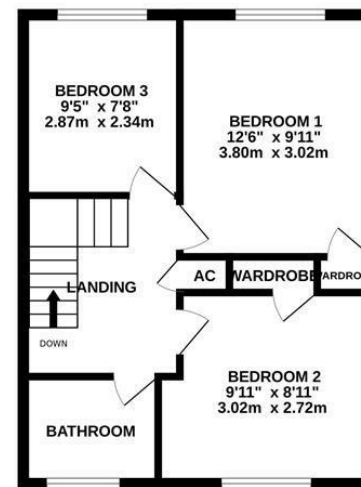
Mobile phone coverage: EE, Vodafone, Three & O2



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.  
Made with Metropix 6/2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

