22 Russett Way, Newent GL18 1TS

£177,000

naylor powell

22 Russett Way, Newent GL18 1TS

• Two bedroom home • Ideal first time or investment buy • Off road parking and carport • Private rear garden • Potential rental yield £875 • NO CHAIN • EPC C69 • Forest of Dean District Council tax band B - £1970.01 (2026/27) Freehold

naylor powell

1 High Street, Newent, GL18 1AN
01531 828970
newent@naylorpowell.com
www.naylorpowell.com

£177,000

Entrance Hall
Storage cupboard and door into living room.

Living Room
Window to the front aspect, character features with exposed brick wall and decorative beams. Stairs to first floor and wooden door to kitchen.

Kitchen
A range of matching base and eye level units with worktops, inset stainless sink unit, plumbing and space for washing machine and space for cooker, window to the rear and door to rear garden.

Bedroom One
Double bedroom with built in wardrobe and window to the front aspect.

Bedroom Two
Double bedroom with built in storage cupboard and window to the back aspect.

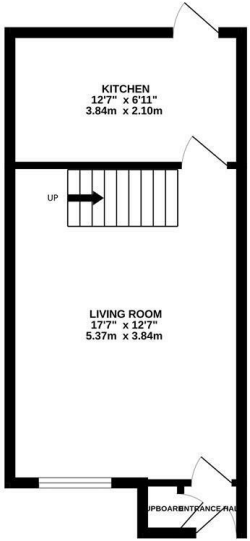
Bathroom
Suite comprising WC, hand basin and bath with direct feed shower over.

Outside
To the front of the property features a paved driveway area suitable for parking one vehicle and a short distance away is a second parking space under a barn style carport. The rear garden boasts a lawned area with a range of mature shrubs and bushes.

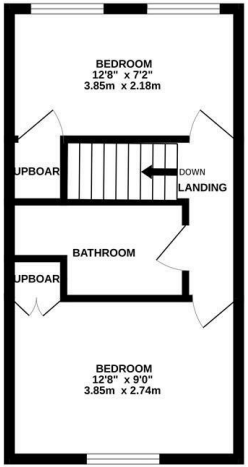
Location
The market town of Newent sits 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. Served by three schools, doctors surgery, dentist, sports & leisure centre, excellent motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking for an active community.

Material Information
Tenure: Freehold
Council tax band: B
Local authority and rates: Forest of Dean District Council £1,970.01 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
Broadband speed: Basic 14 Mbps, Superfast 80 Mbps
Mobile phone coverage: EE, Vodaphone, O2, Three

GROUND FLOOR



1ST FLOOR

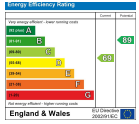


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©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.



naylor powell