



22 The Tythings, Newent GL18 1QQ
£299,950



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- Three double bedroom semi-detached family home
- South facing rear garden measuring approximately 150ft in length
- Ample off road parking
- Potential to extend subject to planning permission
- EPC C72

£299,950



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Living Room

Carpeted throughout. Double doors to dining area. Window to front aspect.

Shower Room

White suite comprising of WC, wash hand basin and shower cubical.

Kitchen/Dining Area

Tiled flooring the kitchen benefits from ample storage in a range of base and eye level units, plumbing for washing machine and integrated appliances to include electric oven, four ring gas hob with extractor above. Window to front aspect. Dining area provides a social space with sliding doors to conservatory.

Conservatory

Views over outside. French doors granting access to rear garden.

Master Bedroom

Carpeted throughout. Window to rear aspect over looking back garden.

Second Bedroom

Carpeted throughout. Window to rear aspect over looking back garden.

Third Bedroom

Carpeted throughout. Window to front aspect.

Bathroom

White suite to include WC, wash hand basin and bath with shower over.

Outside

The front of the property benefits from a block paved driveway providing parking for multiple vehicles alongside a low maintenance slate border. The rear south facing garden is a generous size and offers a combination of both lawned area accompanied by an array of mature shrubbery and patio space ideal for entertaining in the summer months.

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. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre. With excellent motorway links to the M50 & M5.

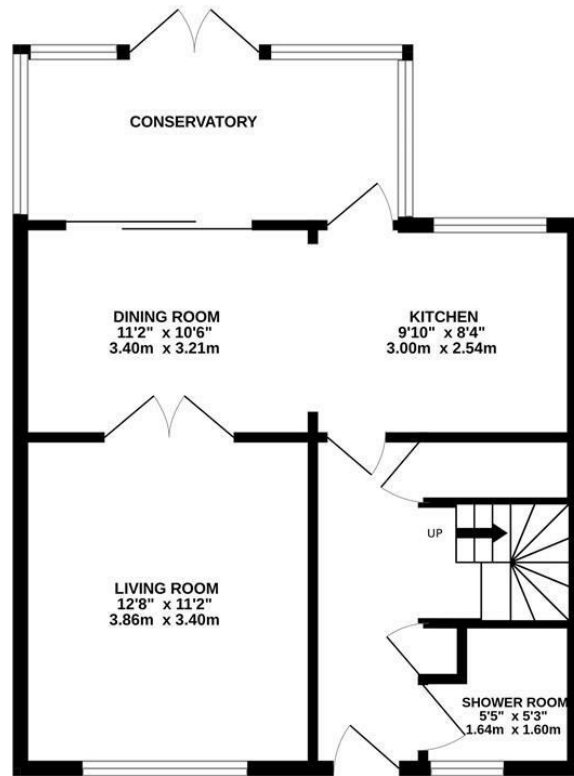
Local Authority, Services & Tenure

Freehold

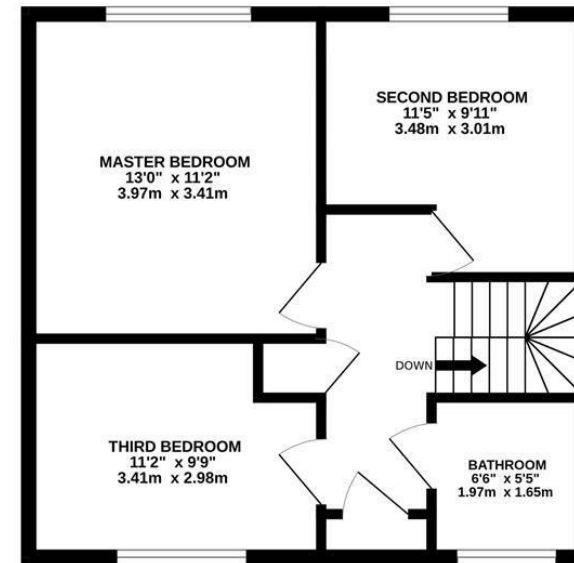
All mains services are connected to the property
Forest of Dean District Council - Tax Band B -
£1,690.77 2023/24



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.
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