



Culver Street, Newent GL18 1DA
Guide Price £270,000



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• Wealth of character and charm • Period features • Walking distance to town • Bespoke fitted Kitchen • Pleasant enclosed rear garden • Grade II listed • Potential rental income £850 per calendar month

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Accommodation

From the front of the property you are welcomed by the entrance hall, boasting exposed brick flooring and allowing you access to study/bedroom three to the right, with a wooden double glazed window to the front aspect. To the left of the entrance hall, you have the living room also benefiting from a front aspect double glazed window, exposed wall and ceiling beams and feature fireplace. Continuing through the property from the entrance hall you enter the kitchen, with attractive flag stone flooring, exposed wall beam, bespoke fitted kitchen, double glazed rear aspect window and wooden double glazed door leading out to the enclosed, private rear garden. The Dining room located to the rear of the property, opposite the kitchen, also boasts exposed wall and ceiling beams and a wooden double glazed window to the rear aspect overlooking the garden, leading to the snug, again with exposed wall and ceiling beams, and a built in storage cupboard. Stairs, leading off from the entrance hall, take you up to the shower room and two double bedrooms both with exposed wall and ceiling beams and double glazed wooden windows, both bedrooms benefit from built in cupboards.

Outside

The rear garden is accessed through the kitchen, with a paved patio area, brick retaining wall and steps leading up to the garden which is mainly laid to lawn, and a garden shed in the far corner.

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.

Tenure, Services, Local Authority & Broadband

Freehold

All mains services are connected to the property.
Forest of Dean District Council, Tax band C -
£1,932.31 2023/24

Broadband Speed - Superfast Av 80 mpbs

Directions

From our Newent office proceed up the High Street and turn right on to Culver Street and the property will be located after a short distance on the left hand side.



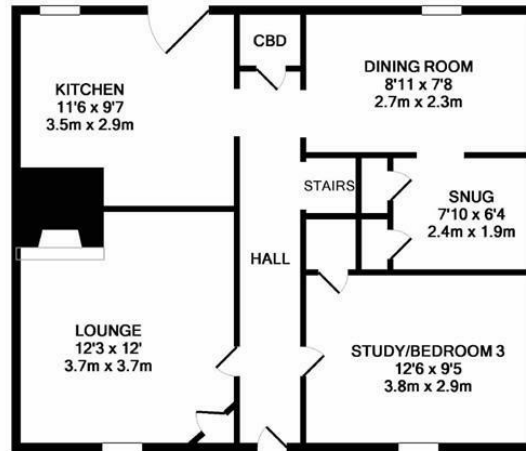
1 High Street, Newent, GL18 1AN

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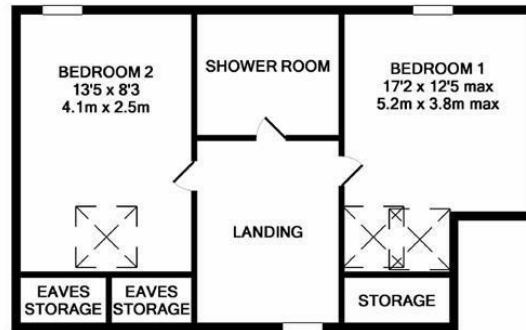
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

Energy Efficiency Rating		Current	Potential
192 (100)	A		
161 (61)	B		
129 (40)	C		
105 (40)	D		
82 (54)	E		
62 (38)	F		
41 (29)	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



