



**3 Peacock Gardens, Newent GL18 1RE**  
**Offers In The Region Of £330,000**



## 3 Peacock Gardens, Newent GL18 1RE

- No onward chain
- Generously sized throughout
- Integrated kitchen appliances
- Popular cul-de-sac position
- Potential rental income of £850 pcm
- Envious sun room over looking rear garden
- EPC D69



1 High Street, Newent, GL18 1AN

01531 828970

[newent@naylorpowell.com](mailto:newent@naylorpowell.com)

[www.naylorpowell.com](http://www.naylorpowell.com)

## Offers In The Region Of £330,000

### Accommodation

Stepping into this detached bungalow you are greeted by a spacious hallway which grants access to two generously sized bedrooms both offering views over the front garden and built in wardrobes. Accessed from the hallway the property provides small reception room currently utilised as an office, bathroom housing bath, shower cubical, w.c and wash hand basin before leading into the living room. The living room boasts an enviable size and features a floating wood burner on the rear wall whilst leading through, access to the sun room and kitchen can be found. Steel framed with glass panels and sliding doors, the sun room is the perfect place to relax during sunnier of days and star gaze on a winters evening. Finally, the kitchen benefits from ample storage with a range of wall and floor base units as well as integrated appliances to include dishwasher, double oven, fridge freezer and four ring gas hob. Plumbing for washing machine and tumble dryer alongside w.c can be found in the utility located at the rear of the kitchen.

### Outside

Arriving at the property you are greeted by a pebbled area boarded by mature shrubbery and a tarmac drive suitable for multiple vehicles. Gated carport grants side access to the rear garden. The back garden offers hard landscaped finish with pastel coloured fencing bordering the perimeter, alongside fishpond, garden shed and mature trees and shrubs.

### Location

The property is located in the market town of Newent which is situated about 8 miles north west of Gloucester, on the edge of the Forest of Dean. The town has many independent shops and tea shops, as well as its own doctors surgery, library and picturesque lake. There are churches of various denominations, schools and sports clubs. Newent is well positioned with excellent bus service and motorway links to the M50 and M5.

### Tenure, Services, Local Authority & Broadband Spee

Freehold

All mains services are connected

Forest of Dean District Council - Tax band C - £1660.74

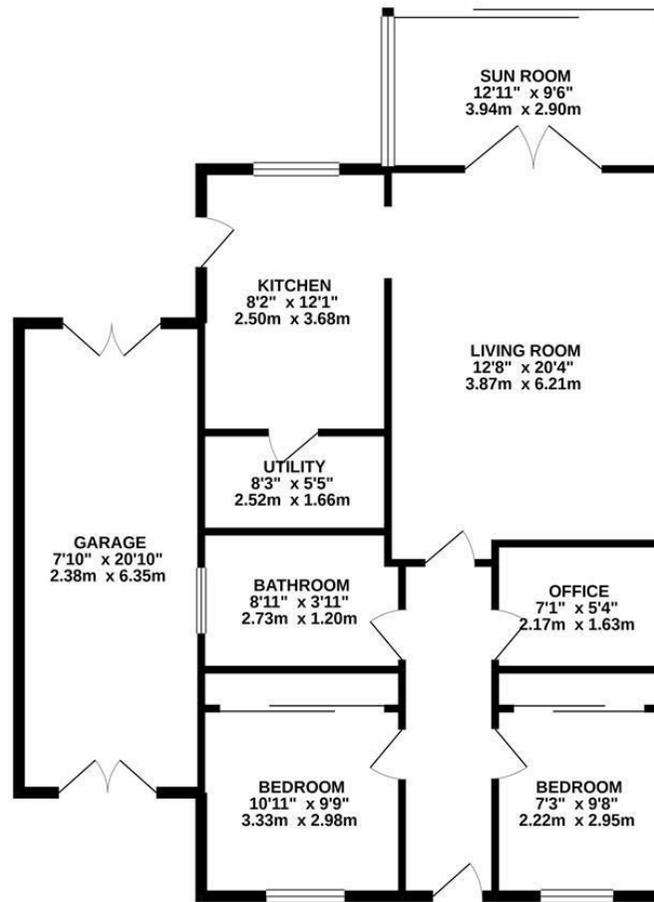
Average Broadband Speed 67 Mbps

### Direction

From the office proceed along Water Lane. Take the first left turning into Johnston Road, follow to the end before turning left into Cradock Road. Proceed down the hill and round the bend. The property will be found on your left hand side.



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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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.

