



5 Waterloo Terrace, Newent GL18 1BU
£215,000



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• Potential • Character features • Three bedrooms • Garden • Close to town • Potential rental income £725 • EPC 54

£215,000

Accommodation

The ground floor living space boasts a number of character features to include exposed brickwork, tiled flooring and fireplace with inset wood burning stove. The living room at the front of the home has large bay window allowing in an abundance of natural light which in turn opens up through arch to dining room which has the cosy fireplace. There is some handy under stairs storage access in the dining room and doors leading to both the conservatory and the kitchen which lend themselves into being opened up into one space (subject to relevant permissions). The family bathroom completes the ground floor. On the first floor are three bedrooms with the master having exposed floorboards and two large windows to front aspect with views over towards the allotments.

Outside

There is a cottage garden to the front planted with a variety of herbs. There is shared pedestrian access to rear of the property leading to gated courtyard area adjacent to the property and over the path further garden mainly laid to lawn with mature shrubs and

trees enclosed by fencing.

Agents note: The current vendors rent 2 vegetable allotments opposite the property. These may be available to next owner (subject to availability)

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.

Tenure, Services and Local Authority

Freehold

All mains services are connected. Please note since the EPC report was completed, several new windows have been installed as has wood burning stove and replacement boiler.

Forest of Dean District Council (Tax band B - £1,609.73 - 2022/23)

Directions

From Broad Street turn left into Watery Lane, next right into Holts Road where the property can be found just on the right hand side.



1 High Street, Newent, GL18 1AN

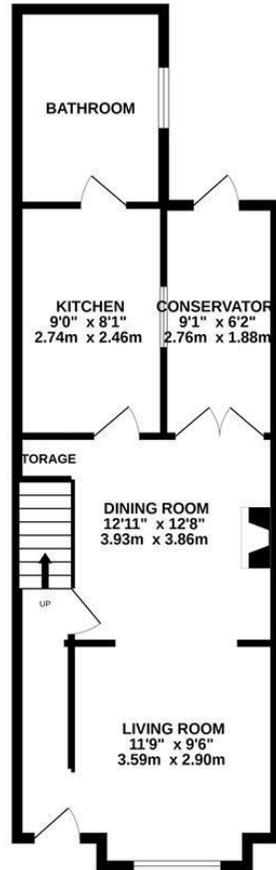
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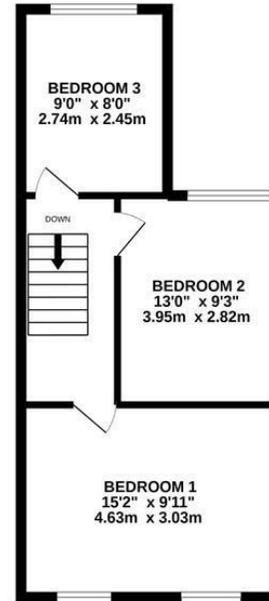
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GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA - 979 sq.ft. (90.9 sq.m.) approx.

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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