



**Russett Way, Newent GL18 1TS**

**£199,950**



## Russett Way, Newent GL18 1TS

• Ideal first time buy or investment • Immaculately presented • Character features • 2 parking spaces • Private rear garden • Newly modernised kitchen • EPC D65

**£199,950**

### Accommodation

The entrance is into a hallway with handy cloak cupboard. A further door leads into the lounge-diner area with beautiful fireplace and stairs leading to two double bedrooms and family bathroom on the first floor. The lounge leads through into a newly modernised solid wood fitted kitchen which in turn leads out into the enclosed private rear garden. The property benefits from exposed beams, exposed brickwork and thumb latch doors giving it a real cottage feel.

### Outside

A small footpath leads to the front door. The property benefits from two parking space, one of which is sheltered by a car port. To the rear is a beautiful enclosed rear garden.

### Location

The cottage 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 and Local Authority

Freehold

All main services are connected to the property, with gas central heating  
Forest of Dean District Council Tax Band B  
£1562.57 - 2021/22

### Directions

From our office in Newent proceed along Broad Street which leads into Church Street and on into Gloucester Street. Take the turning on your right sign posted Onslow Road. Take the third turning on your right into Russett Way. The property can be located on your right.



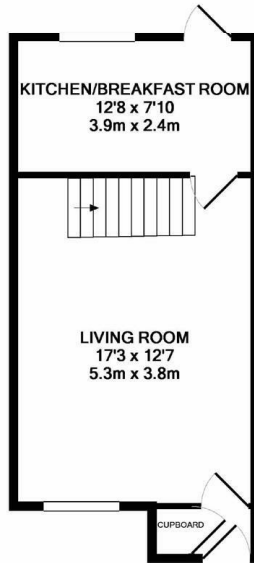
1 High Street, Newent, GL18 1AN

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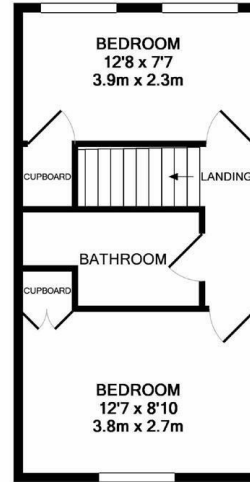
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GROUND FLOOR



1ST FLOOR

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