



**Knights Way, Newent GL18 1QJ**  
**£280,000**





## Knights Way, Newent GL18 1QJ

- No onward chain
- Popular market town location
- Open plan kitchen dining room with utility
- Pleasant mature rear garden
- Generous driveway and garage
- EPC D68

**£280,000**



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### Hallway

With doors off and stairs leading to first floor.

### Living Room

Feature fireplace surround with inset coal effect electric fire, stonework extended to either side of the fireplace with shelving, large window to front elevation. radiator.

### Kitchen / Dining Area

Range of base and eye level units, some glazed, worktop surfaces and space for appliances. Radiator, linoleum flooring and pine wood cladding to ceiling. Window and door through to the conservatory.

### Conservatory

carpeted, door through to the garage, two windows overlooking the garden, door out.

### Attached Single Garage

Up and over door to driveway and door through to utility room.

### Utility Room

Pedestal hand wash basin, WC., plumbing for automatic washing machine. Window overlooking the garden.

### Master Bedroom

Window to rear elevation, radiator.

### Bathroom

White suite comprising bath with electric shower over, pedestal hand wash basin and WC. Radiator and window to rear elevation.

### Second Bedroom

Window to front elevation, radiator.

### Third Bedroom

Window to front elevation, radiator.

### Outside

To the front concrete paths forms part of the hardstanding driveway leading to the single attached garage, mainly laid to lawn with planted borders, dwarf wall to boundary.

At the rear a central concrete pathway from the conservatory divides the lawn. planted borders, with mature trees and shrubs, paved area with timber garden shed.

### 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.

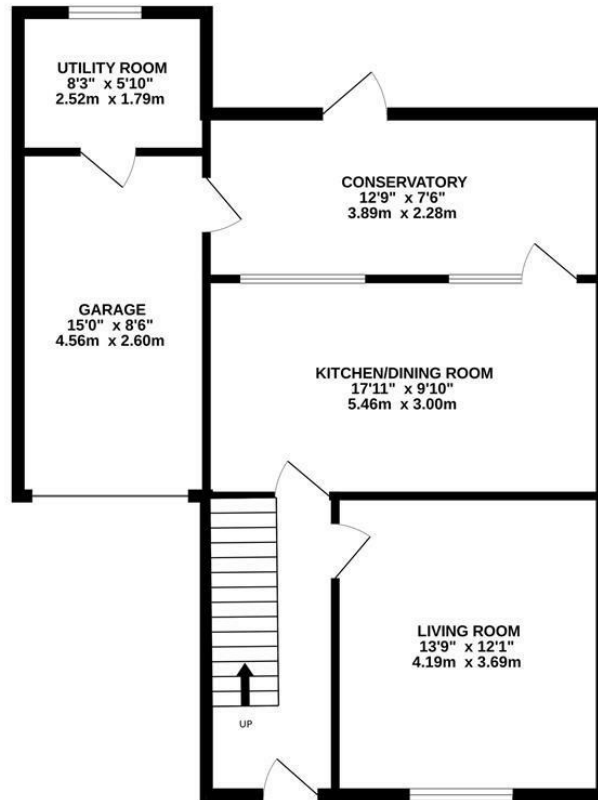
### Local Authority, Services & Tenure

Freehold

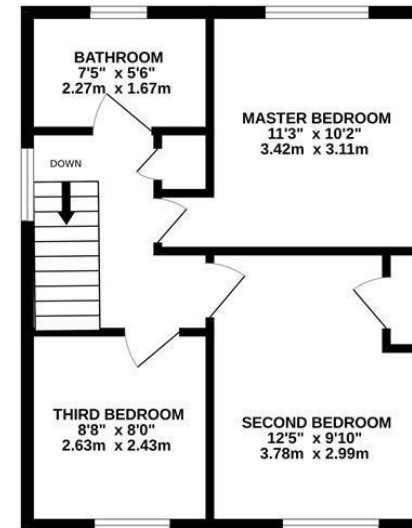
All mains services are connected to the property  
Forest of Dean District Council - Tax Band C - £1,932.31  
2023/24



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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