



**22 Russett Way, Newent GL18 1TS**

**£190,000**



## 22 Russett Way, Newent GL18 1TS

• Two bedroom home • Ideal first time or investment buy • Parking for two vehicles • Private rear garden • Located in market town of Newent • Potential rental yield £875 • Forest of Dean District Council. Tax Band B - £1878.47 (2025/26) • EPC C69

**£190,000**

### Entrance Hall

Storage cupboard and door into living room.

### Living Room

Window to the front aspect, character features with exposed brick wall and decorative beams. Stairs to first floor and wooden door to kitchen.

### Kitchen

A range of matching base and wall mounted units with worktops, inset stainless sink unit, plumbing and space for washing machine and space for cooker, window to the rear and door to rear garden.

### Bedroom One

Double bedroom with built in storage cupboard and window to the front aspect.

### Bedroom Two

Double bedroom with built in storage cupboard and window to the front aspect.

### Bathroom

Suite comprising WC, hand basin and bath with direct feed shower over.

### Outside

To the front of the property features a paved

driveway area suitable for parking one vehicle and a short distance away is a second parking space under a barn style carport. The rear garden boasts a lawned area with a range of mature shrubs and bushes.

### 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.

### Material Information

Tenure: Freehold

Council tax band: B

Local authority and rates: Forest of Dean District Council £1,878.47 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

Broadband speed: Basic 14 Mbps, Superfast 80 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three



1 High Street, Newent, GL18 1AN

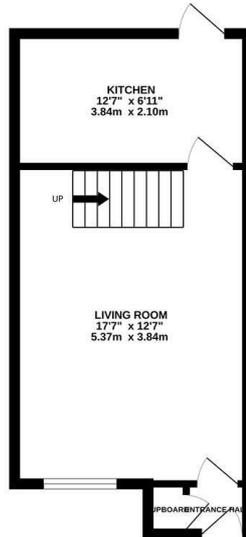
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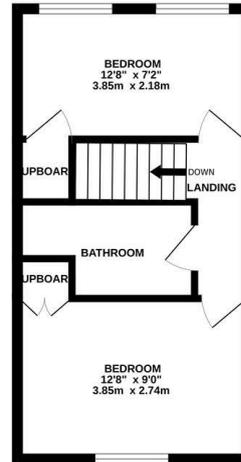
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GROUND FLOOR



1ST FLOOR



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