



Dixton House The Tythings, Newent GL18 1QQ

£265,000

np
naylor powell

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• No onward chain • Popular market town location • Ample off road parking • Generous size plot • potential rental income of X pcm • EPC D62

£265,000

Accommodation

Comprising of living room, kitchen and dining room the ground floor offers generously sized rooms throughout. Granting access to all three rooms the hallway offers space for shoes and coats alongside under stairs cloak room to include WC and wash hand basin. The living room benefits from a feature fireplace and ample light provided by the bay fronted window. The dining room, equally as bright, grants access to the rear garden via French doors. Leading into the kitchen you will find ample storage in a range of floor and eye level units accompanied by space for oven, space and plumbing for washing machine.

Taking the stairs, the first floor offers three bedrooms and family bathroom. Two of the three bedrooms are doubles with second benefitting from built in wardrobes. The family bathroom is part tiled on both walls and floor and consists of WC, wash hand basin and bath with shower over.

Outside

The front of the home offers ample parking for several vehicles via five bar gate on hardstanding and gravelled driveway. Accessed through side gate the rear garden measures approximately 80 ft

in length and consists of patio and lawned area alongside garden shed and well maintained shrubbery.

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 a 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

Freehold

All mains services are connected to the property
Forest of Dean District Council Tax Band B (£1609.73 2022/23)

Broadband speed - Superfast Av 80 mbps

Directions

From the centre of town turn into Watery Lane, proceed along Watery Lane turning right into The Tythings. The property can be found after a short distance on the left hand side.



1 High Street, Newent, GL18 1AN

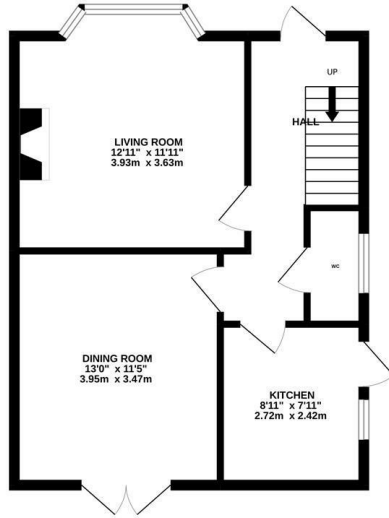
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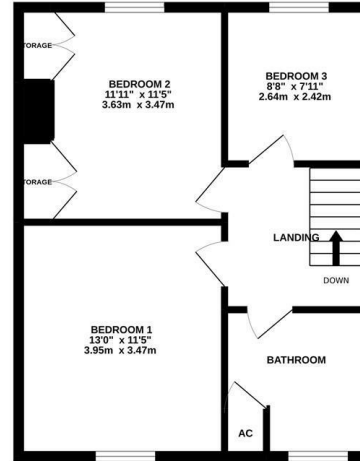
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GROUND FLOOR
404 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 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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