



**9 Hartlands, Newent GL18 1SA**  
**£239,950**



## 9 Hartlands, Newent GL18 1SA

- Three bedroom end of terrace family home
- Ample built in storage in bedrooms
- Extended kitchen/diner
- Ideal first time or investment buy
- Edge of town location
- Low maintenance gardens
- Council tax band B (£1878.47 2025/26)
- EPC C74

**£239,950**

### Entrance Hall

Tiled flooring, stairs to first floor with cupboard under, further storage cupboard and doors leading off.

### Living Room

Light and bright room with large window to the front aspect. Feature fireplace.

### Kitchen/Diner

Extended and well appointed space with the tiled flooring continuing from hall throughout the room. In the dining area there is a utility cupboard with plumbing for washing machine and space for drier, window to the side aspect, door to the rear garden. The kitchen boasts a range of base and wall mounted units, cupboards and drawers with rolled edge worktops. There is a stainless steel sink unit and plumbing for a dishwasher. Two windows to the rear allow in lots of natural light.

### First Floor Landing

Access to loft space and airing cupboard. Doors leading off.

### Bedroom One

Ample built in wardrobe and storage space, window to the front aspect.

### Bedroom Two

Further built in wardrobe space and window to the rear aspect.

### Bedroom Three

Built in over stair storage and window to front aspect.

### Shower Room

Fully tiled walls, walk in shower enclosure with direct feed

shower, WC and wash basin with cupboard under, heated towel rail and frosted window to rear aspect.

### Outside

To the front of the home is garden laid to lawn and enclosed by fencing with mature bed to one side and path leading to front door. The rear garden offers a low maintenance space with raised gravelled patio, path leading to covered seating area, ideal for al fresco dining. There is also a brick built garden store.

### 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, originally part of the Newent Court Estate. Newent is served by three schools, doctors' surgery and dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5

### Material Information

Tenure: Freehold

Council tax band: B

Local authority and rates: Forest of Dean District Council

£1,878.47 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

Broadband speed: Basic 15 Mbps, Superfast 80 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three



1 High Street, Newent, GL18 1AN

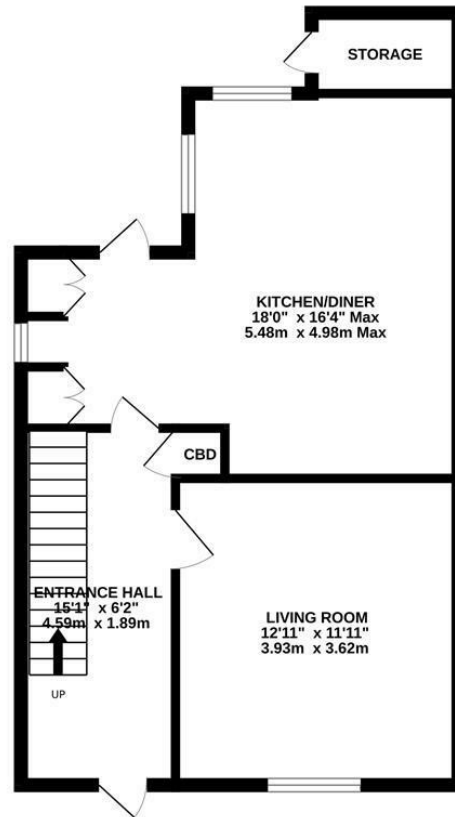
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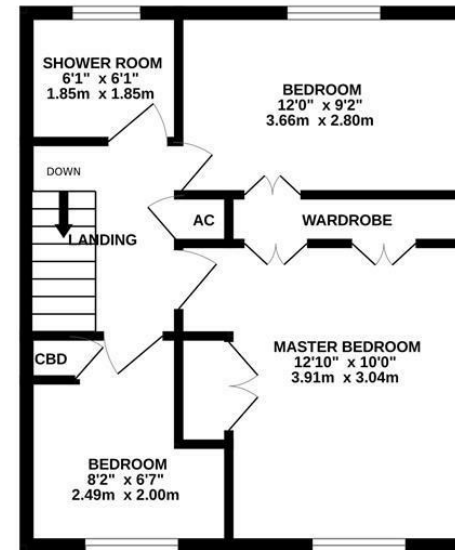
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GROUND FLOOR



1ST FLOOR



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