



273 Foley Road, Newent GL18 1ST
Guide Price £220,000



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• Chain Free • Immaculately presented throughout • Three bedroom end of terrace property • Driveway for two cars • Converted garage to make additional living space • Potential rental income of £895 pcm • EPC TBC



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Accommodation

A very handy entrance porch provides storage space for shoes, coats and such like before entering into the living room. Boasting a great size the living area offers patio doors to the garden and log burner for the winter months. Leading through, the kitchen dining area is a sociable space. Installed six years ago, the kitchen benefits from ample storage in a range of floor and eye level units with appliances to include oven, microwave, fridge freezer, dishwasher, four ring gas hob and wine cooler. The ground floor further benefits from two additional reception rooms, one of which is currently used as a snug and the other a home office.

Upstairs comprises of a family bathroom and three bedrooms, two are double and offer built in storage. The bathroom benefits from WC, wash hand basin and bath with shower over.

Outside

The garden is a patioed and offers a perfect space for entraining in the summer months. Further benefits from outbuilding with electric, currently utilised as a home gym. To the rear of the home is a tarmacadam drive with space for two parking vehicles.

Location

Newent originally called Noent is a small market

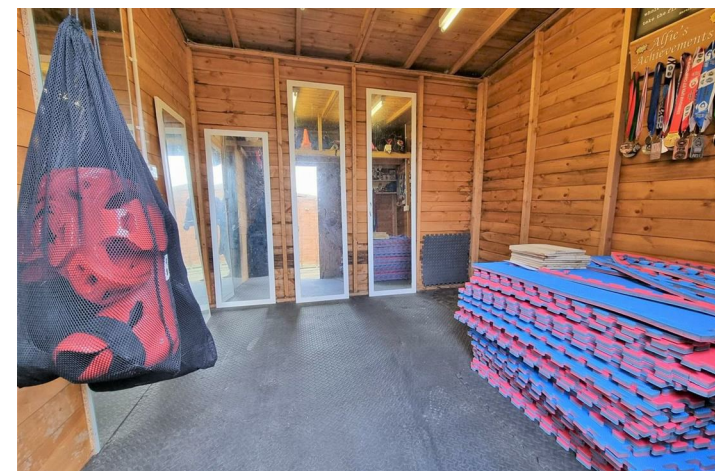
town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate is the 'jewel of the town'. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5.

Local Authority, Services, Tenure & Broadband

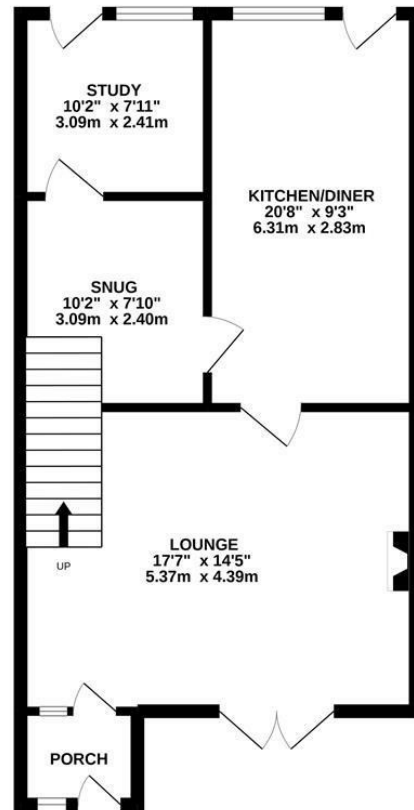
Freehold
All mains services are connected to the property
Forest of Dean District Council - Tax Band B £1,453.15
Broadband - Superfast Av 65 mbps

Directions

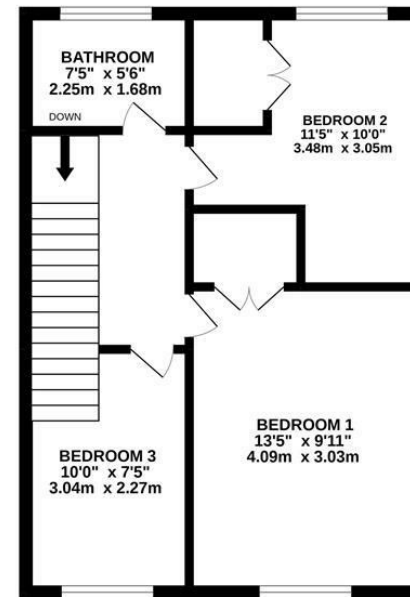
From the centre of Newent proceed out of town via Gloucester Street turning right onto Onslow Road. Proceed along taking the first right onto Foley Road, continue up Foley Road passing Graces Pitch on the right and take the second turning on the left signposted 272A-277 the property is then located on the left hand side.



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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

