



307 Foley Road, Newent GL18 1SS
£260,000



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- Three bedroom semi detached family home
- Off road parking
- Well presented throughout
- Popular market town location
- Well kept private rear garden
- EPC D65
- Tax Band B

£260,000

New to the market is this three bedroom semi detached property situated in the popular market town of Newent. The property is well presented throughout and offers off road parking a well kept rear garden.

Living Room

Spacious living room with window to front aspect and stairs leading to first floor.

Kitchen Dining Room

Ample storage in a range of floor and eye level units, accompanied by integrated appliances to include electric oven with a four ring gas hob and extractor hood. Additional space for fridge freezer and plumbing for dishwasher. French doors leading to rear garden patio suitable for alfresco dining.

Utility Room

Additional storage and plumbing for a washing machine. Window overlooking the garden with a door leading out.

Master Bedroom

Double bedroom featuring a built in wardrobe. Window facing front aspect.

Second Bedroom

Double bedroom featuring a built in wardrobe. Window facing rear aspect overlooking the back garden.

Third Bedroom

Built in wardrobe. Window facing front aspect

Bathroom

White suite comprising WC, wash hand basin and bath with shower over. Obscure window.

Outside

To the front the property offers a block paved driveway providing parking for multiple vehicles. Accessed via the side gate, the well kept garden provides a combination of lawned and patio areas accompanied by garden shed and under cover seating area with BBQ.

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 - £1,780.11 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

Broadband speed: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1139 Mbps

Mobile phone coverage: EE, Vodafone, Three & O2

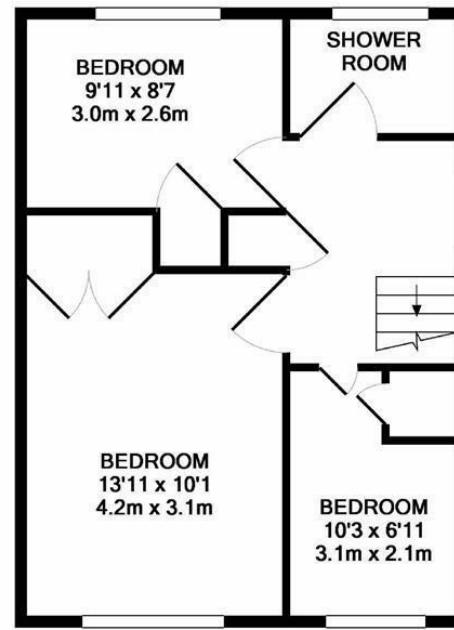
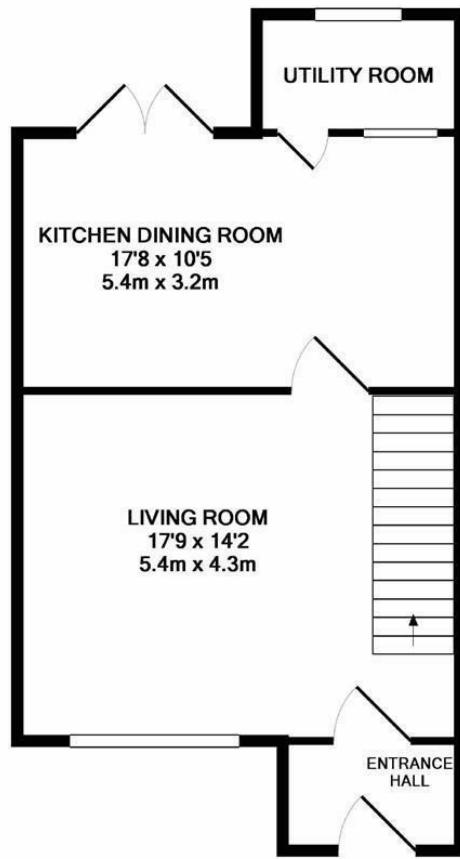


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