



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





## 307 Foley Road, Newent GL18 1SS

- 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



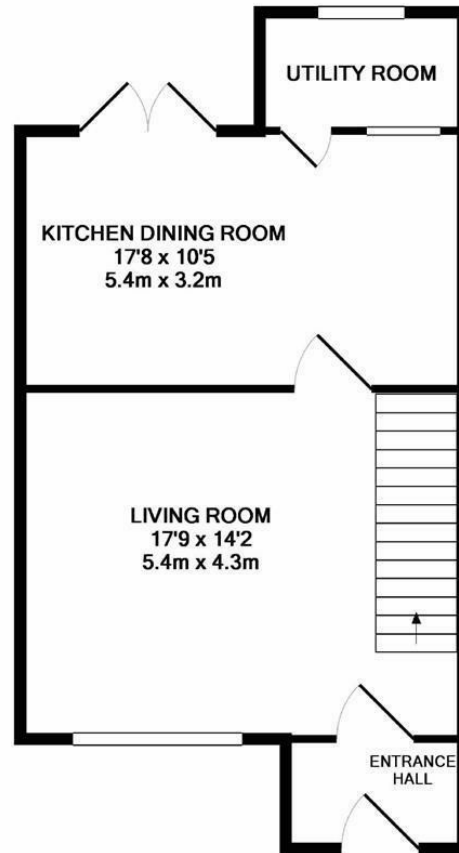
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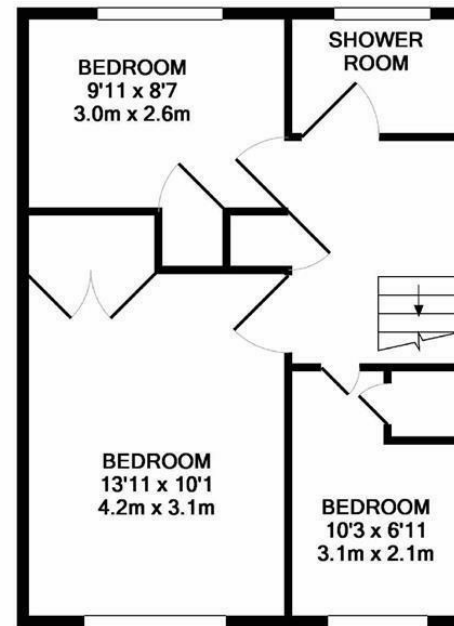
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GROUND FLOOR



1ST FLOOR

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