



5 School View, Newent GL18 1RX
Guide Price £325,000



5 School View, Newent GL18 1RX

• Three bedroom detached family home • Ample off road parking and detached garage • Envious cul-de-sac position with views over countryside • Located in the popular market town of Newent • Immaculately presented throughout • EPC B84 • Council Tax D • Freehold



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

Guide Price £325,000

Living Room

UPVC bay window to the front aspect overlooking front garden. Carpeted throughout.

Kitchen Dining Room

Ample storage in a range of floor and eye level units alongside integrated appliances to include fridge freezer, electric oven, dishwasher, one and a half bowl stainless steel sink, washing machine and five ring gas hob with extractor over and stainless steel backsplash. Additional storage can be found in the pantry located under the stairs.

This is a sociable room with breakfast bar and space for dining table accompanied by UPVC French doors granting access to the garden.

WC

WC and wash hand basin with mixer tap. Frosted window to side aspect.

Master Bedroom

Carpeted throughout. Window to front aspect with enviable views over the neighbouring countryside.

Ensuite

White suite to include WC, wash hand basin with mixer tap and shower cubical. Tiled throughout with frosted window to front aspect.

Second Bedroom

Carpeted. Window to rear aspect overlooking rear garden.

Third Bedroom

Carpeted. Window to rear aspect overlooking rear garden.

Family Bathroom

White suite to include WC, wash hand basin with mixer tap and bath with shower over. Tiled flooring and back splash. Single radiator and frosted window to side aspect.

Outside

To the front, the property benefits from a driveway allowing parking for multiple vehicles accompanied by a lawned area. Accessed via side gate, the rear low maintenance garden offers a landscaped space with both patio and artificial lawned area alongside raised flower beds to the rear.

Garage

Detached garage with power and lighting. Up and over door to the front.

Location

The property boasts an enviable position situated on a no through road on the small development of Picklenash Grove. 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.

Local Authority, Services & Tenure

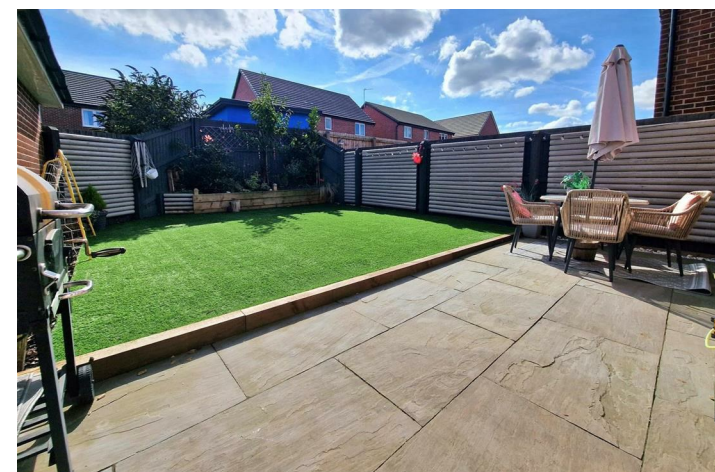
Freehold

All services are connected to the property

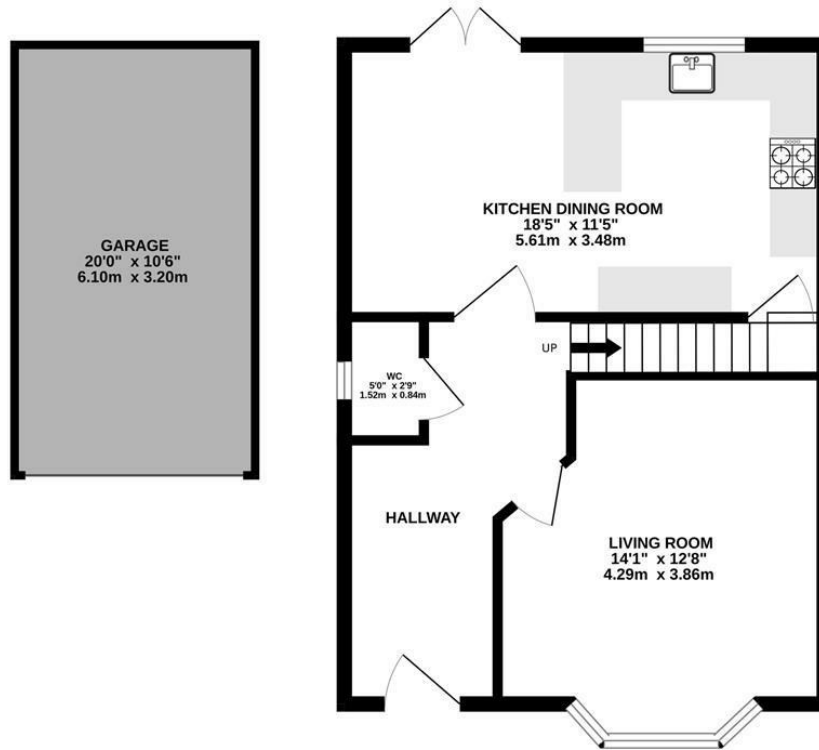
Forest of Dean District Council, Tax Band D - £2,173.71 2023/24

Management charge of approximately £300 per annum.

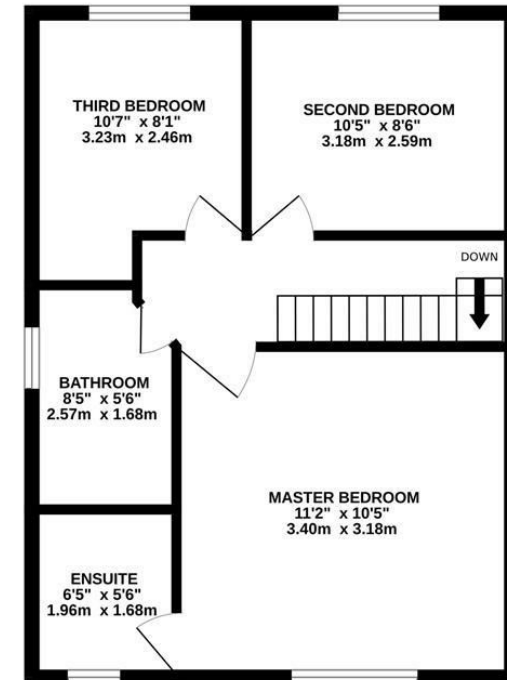
Managing agents are AGM.



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.
Made with Metropix ©2023

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

