



Brookside, Newent GL18 1RB
Guide Price £269,000



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- Pleasant town location
- Rarely available two bedroom semi detached bungalow
- Good size front and rear gardens
- Ample driveway parking
- Potential rental income of £800 pcm
- NO CHAIN
- EPC D65

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Hallway

Doors to living room, kitchen, shower room and bedrooms. Storage cupboard.

Bedroom One

Window to front aspect. Ceiling fan.

Bedroom Two

Window to front aspect.

Living Room

feature fireplace with inset gas fire. Ceiling fan. French doors to conservatory.

Kitchen

Storage in a range of floor and eye level units. Integrated electric oven, four ring gas hob and cooker hood. Window to rear aspect and door to garden.

Shower Room

White suite wet room with WC, wash hand basin and shower with curtain.

Conservatory

French doors to garden and views to rear aspect.

Outside

Lawned garden to the front, accompanied by driveway and carport. The rear garden is sectioned into two parts, one being pebbled and the other being lawned with shed.

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'. The town 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

Freehold

All mains services are connected to the property
Forest of Dean District Council - Tax Band C - £1,839.70



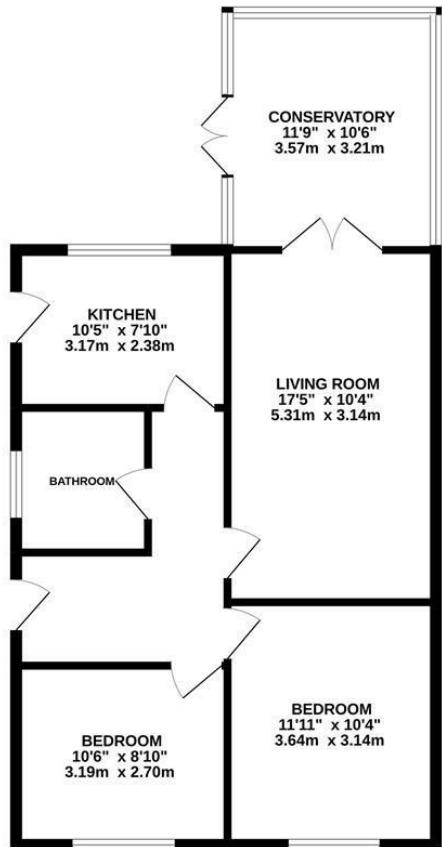
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GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 sq.m.) approx.
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 floorplan is for identification 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 Meninx 52022

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-140	A		
101-140	B		
101-140	C		
101-140	D		
101-140	E		
101-140	F		
101-140	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

