



**May Hill View, GL18 1UB**  
**£230,000**



## May Hill View, GL18 1UB

• Three bedroom family home • Garage • Off Road Parking • En-suite Shower Room • No chain • EPC C76 • Council tax B

**£230,000**



1 High Street, Newent, GL18 1AN

**01531 828970**

**newent@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hall

Front door leads in, doors to living room and WC.

### WC

White suite comprising WC and wash basin. Frosted window to front aspect.

### Living Room

Large window to front aspect, stairs off to first floor and door through to kitchen.

### Kitchen/Diner

A range of base and wall mounted units with work tops over. Built in electric oven with gas hob and extractor over, stainless steel sink unit, window to rear aspect over looking the garden and French doors leading out to patio area. There is space and plumbing for automatic washing machine an under stairs storage/pantry cupboard. Wall mounted gas boiler.

### First floor landing

Access to loft space, over stairs storage cupboard and doors leading off.

### Bedroom one

Window to the front aspect and door into en-suite.

### En-suite Shower Room

White suite comprising shower enclosure with direct feed shower, WC and wash hand basin.

### Bedroom two

Window to the rear aspect overlooking the garden.

### Bedroom three

Window to front aspect.

### Family bathroom

White suite comprising bath, WC and hand basin. Frosted window to rear aspect.

### Outside

To the front of the property is path leading to front door, lawned front garden with shrubs. A single garage with driveway parking to the front of the property. The rear garden enjoys a raised and fenced patio area off the kitchen and steps lead down to the garden which is mainly laid to lawn and enclosed by fencing.

### 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. Newent is served by three schools, doctors' surgery and dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5.

### Material information

Tenure: Freehold

Council tax band: B

Local authority and rates: Forest of Dean District Council, Tax Band B - £1703.09. (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

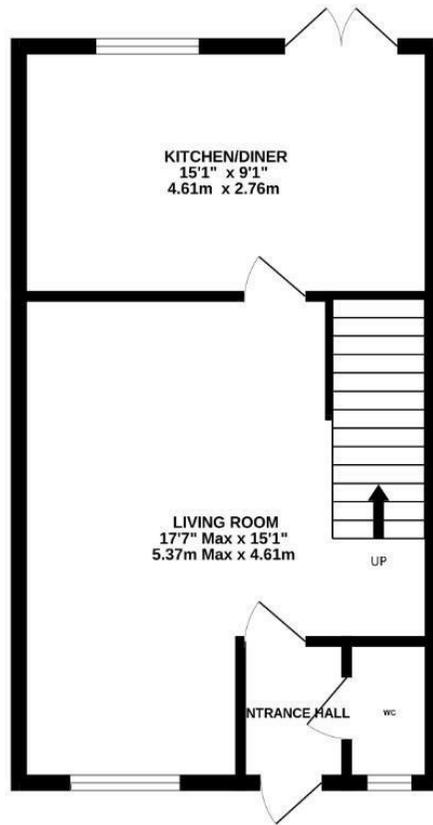
Heating: Mains Gas

Broadband speed: Basic 15 Mbps, superfast 80 Mbps, Ultrafast 1000 Mbps

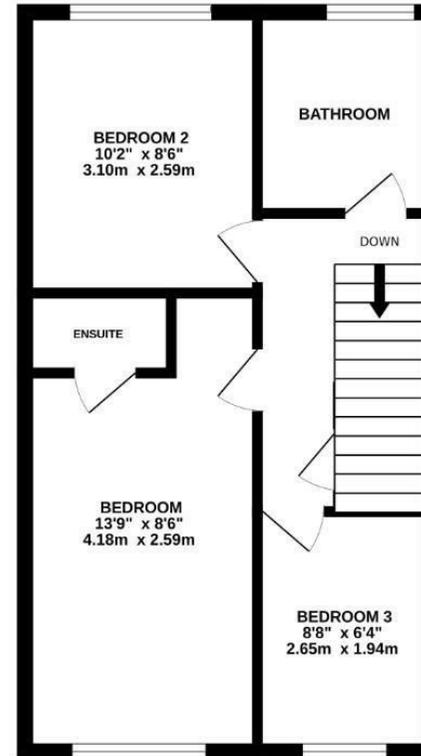
Mobile phone coverage: EE, Vodaphone, O2, Three



GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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 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.

