



**44 May Hill View, Newent GL18 1UB**

**£375,000**



## 44 May Hill View, Newent GL18 1UB

- Four bedroom detached property
- No onward chain
- Ample off road parking and detached garage
- Immaculately presented throughout
- Popular market town location
- Enclosed walled garden
- Tax Band D
- EPC B85

**£375,000**



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### Living Room

Generously sized living room with bay style window to front aspect.

### Kitchen Dining Room

Spacious kitchen dining area stretching the width of the property. The kitchen provides ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven and four ring gas hob with extractor over. Further space for fridge freezer and dish washer as well as dining table. Windows to rear aspect and French doors to the outside patio.

### Utility

Additional storage in floor and wall units alongside plumbing for washing machine and space for tumble dryer.

### WC

WC and wash hand basin. Frosted window to side aspect.

### Study

Versatile space currently utilised as a home office. Window to front aspect.

### Master Bedroom

Double bedroom with window to front aspect.

### Ensuite

Fully tiled stylish ensuite comprising WC, wash hand basin and large walk in shower. Obscure window.

### Second Bedroom

Double bedroom with window to front aspect.

### Third Bedroom

Double bedroom with built in wardrobes. Window to rear aspect over looking the back garden.

### Fourth Bedroom

Window to rear aspect.

### Family bathroom

Modern bathroom comprising wash hand basin, WC and bath with shower over.

### Outside

The property offers a driveway adjacent to the home allowing parking for multiple vehicles before leading to a single garage. Accessed via the side gate, the walled garden benefits from being a combination of lawned, patio and decked areas.

### Garage

Power and lighting. Up and over door.

### 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: D

Local authority and rates: Forest of Dean District Council, Tax Band D - £2,288.72 (2024/25)

There is an annual service charge of £150 for the maintenance of communal green areas on the development

Electricity supply: Mains

Water supply: Mains

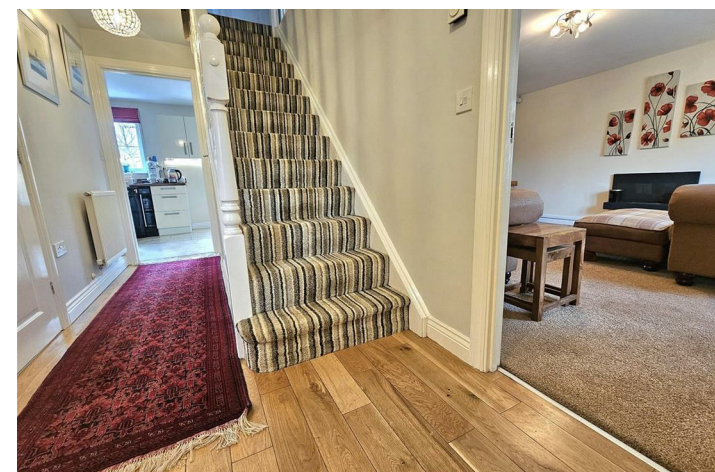
Sewerage: Mains

Heating: Mains Gas

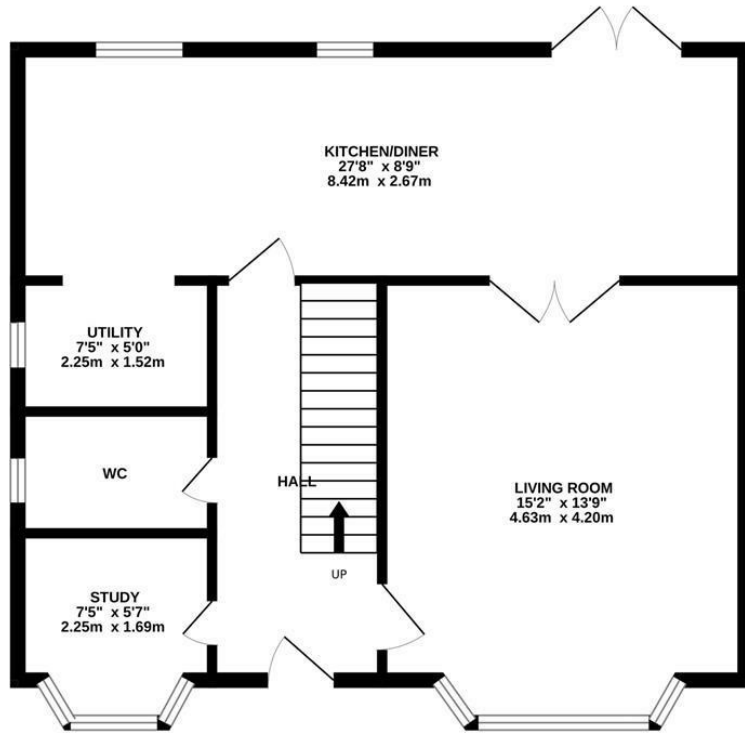
Solar panels

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

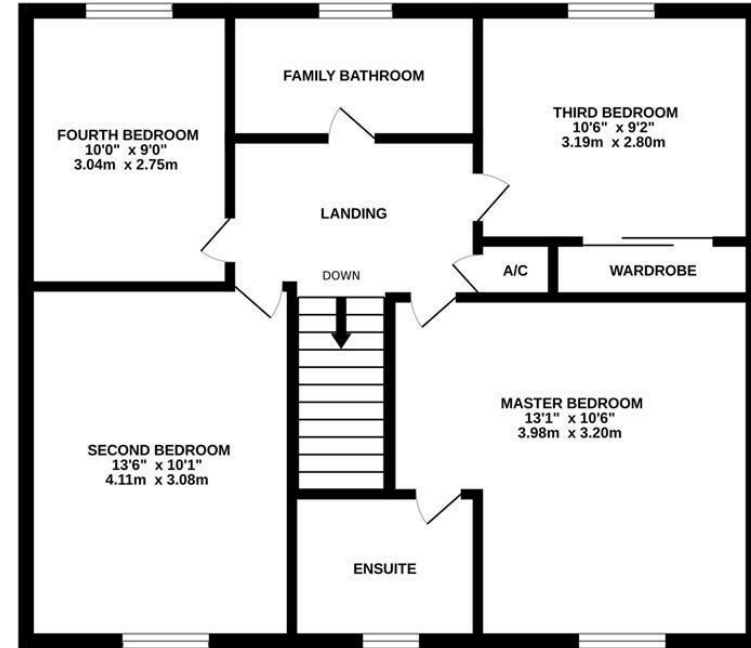
Mobile phone coverage: EE, Vodafone, O2, Three



**GROUND FLOOR**  
682 sq.ft. (63.4 sq.m.) approx.



**1ST FLOOR**  
662 sq.ft. (61.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1344 sq.ft. (124.8 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.

