



West View, Newent GL18 1TE
£285,000



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• Extended three bedroom family home • Off road parking and garage • Popular market town location • Presented to a high standard throughout • EPC D61 • Council Tax B • Freehold

£285,000



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

Porch

Window to front aspect.

Cloakroom

White WC and wash hand basin

Living Room

French doors to rear garden. Under stairs storage cupboard

Kitchen Dining Room

Ample storage in a range of floor and eye level units alongside integrated appliances to include fridge freezer, dishwasher, four ring gas hob and electric extractor hood. Window to side aspect and French doors to back garden.

Bathroom

White suite to include WC, wash hand basin and bath with shower over. Frosted window to rear aspect.

Master Bedroom

Window to rear aspect.

Second Bedroom

Window to front aspect.

Third Bedroom

Window to front aspect.

Garage

Power and lighting. Up and over door.

Outside

To the front the property provides parking for two vehicles

alongside integral garage. Accessed via side gate the rear garden benefits from a generously sized patio area and raised lawned area with greenhouse and garden 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. 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
£1780.11 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

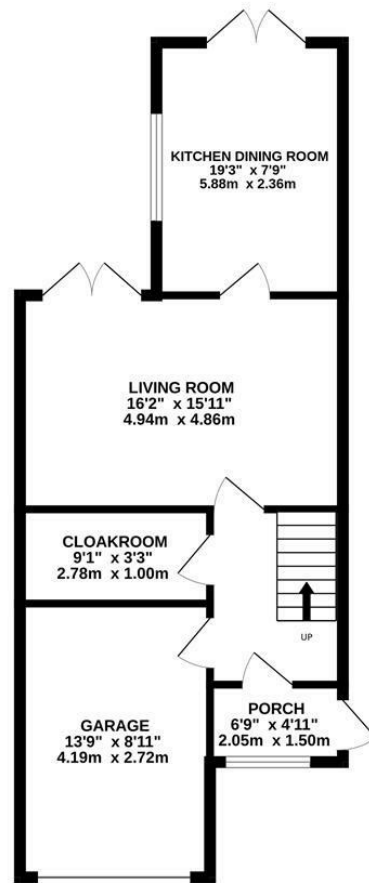
Heating: Mains Gas

Broadband speed: Basic 18 Mbps, Superfast 75 Mbps

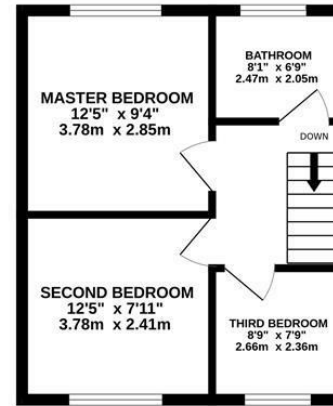
Mobile phone coverage: EE, Vodafone, O2, Three



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.
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