



Manor Road, Newent GL18 1TH
£320,000



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• Detached family home • Quite location • NHBC Guarantee • Single garage and off road parking • Garden • EPC A100 • Council Tax E • Leasehold

£320,000



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Accommodation

Upon entering the home a door to the left leads into the living room which has window to the front aspect and double doors that open up into the well appointed kitchen/diner. There is ample space for dining table plus a good sized pantry cupboard under the stairs. There are double doors leading out to the garden from dining area. The kitchen has built in oven and space for an array of appliances. Off the kitchen is a handy utility room with door to side access and also door into the cloakroom. To the first floor are four good sized bedrooms with the master boasting en-suite shower room. In addition there is a modern family bathroom.

Outside

To the front of the property is a driveway with two parking spaces which in turn lead to single garage. There is an area of garden laid to lawn. Gated side access leads around to the rear of the property which is a blank canvas and offers the chance for the next owner to put their own stamp on the design and layout of the garden. The space is currently laid to lawn.

Location

The market town of Newent sits 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. Served by three schools, doctors surgery, dentist, sports & leisure centre, excellent motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking for an active community.

Material Information

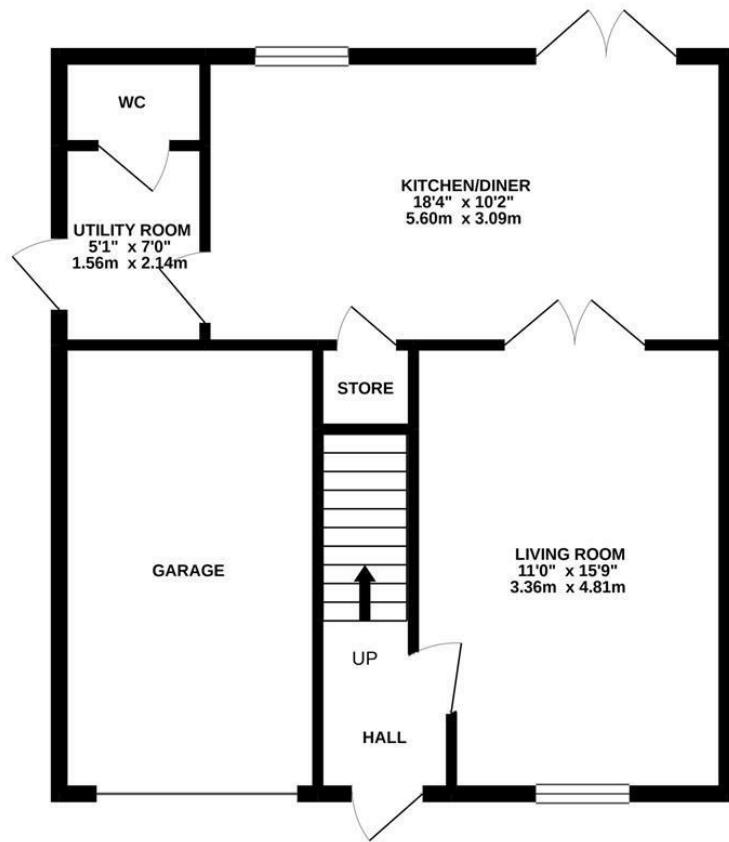
Tenure: Leasehold - 999 years from 1 January 2016 -
Ground rent - £150 per annum approximately -
Maintenance charge - £150 per annum approximately
Council tax band: E
Local Authority & rates: Forest of Dean District Council -
£2797.32 (2024/2025)
Electricity supply: mains
Water supply: mains
Sewerage: mains
Heating: gas
Broadband speed: Basic 17 Mbps Ultrafast 1000 Mbps
Mobile phone coverage: EE, Vodafone, O2

Directions

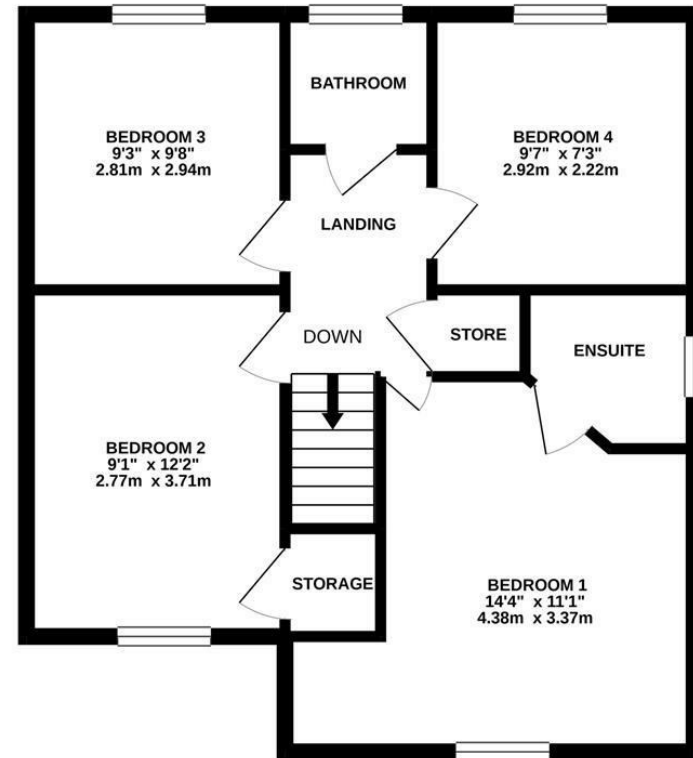
Proceed out of Newent via Gloucester street turning right onto Foley road, past Sheppard way onto Onslow road, turning left onto Meek road. Continue through Meek road past Drivers way until you reach Manor Road and bear left where the property can be found on the right hand side at the end of the cul de sac



GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 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 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.

