



**Noent House High Street, Newent GL18 1AU**

**£220,000**



# Noent House High Street, Newent GL18 1AU

- Two bedroom semi-detached cottage
- Grade II listed
- Character features throughout
- Located in the popular market town of Newent
- Easy access to local amenities
- EPC D61
- Tax Band C
- Freehold

**£220,000**

## Living Dining Room

Generously sized room with character features to include exposed beams on both walls and ceiling. stairs to first floor. Windows to front and rear aspect.

## Kitchen

Ample storage in a range of floor and eye level units accompanied by a Belfast sink with mixer tap and integrated appliances to include electric oven, four ring electric and extractor over. Window to side and rear aspect overlooking courtyard.

## Master Bedroom

Exposed beams. Built in wardrobe and window to front aspect.

## Second Bedroom

Built in wardrobe and window to rear aspect.

## Shower Room

Shower room to include WC, wash hand basin and shower cubicle.

## Courtyard Garden

Private walled court yard accompanied by raised flower beds and 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

Grade Two Listed

Council tax band: C

Local authority and rates: Forest of Dean District Council, Tax Band C - £2034.41 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband speed: Basic 18 Mbps, Ultrafast 80 Mbps

Mobile phone coverage: EE, Vodaphone, O2, Three



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