



Noent House High Street, Newent GL18 1AU

£215,000



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

£215,000

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



1 High Street, Newent, GL18 1AN

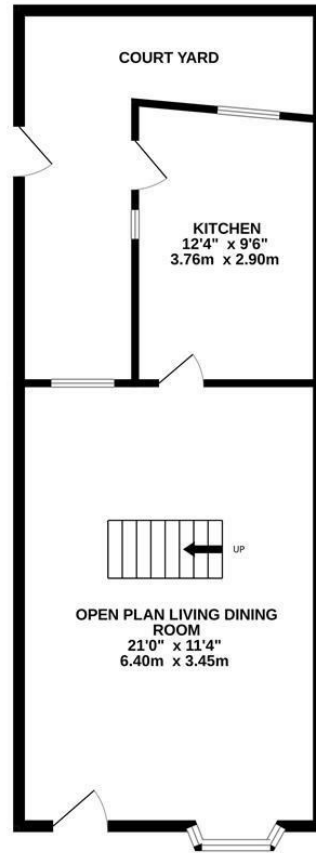
01531 828970

newent@naylorpowell.com

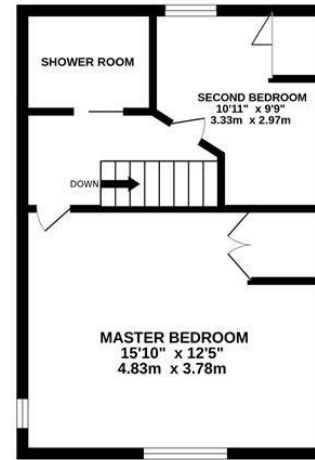
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GROUND FLOOR



1ST FLOOR



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