



47 Johnstone Road, Newent GL18 1PZ
£260,000



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• Popular location • Useful outbuilding • Walking distance to town • Ample parking • Garage • NO CHAIN • EPC D68 • Council Tax C • Freehold

£260,000

Entrance porch

Via Upvc door, further door leading into hall.

Hall

Doors leading into rooms, access to loft space and storage cupboard.

Living room

Large window to the front aspect

Kitchen/breakfast room

Well appointed with a range of base and wall mounted units, worktops, built in appliances to include fridge/freezer, electric oven and gas hob, space and plumbing for washing machine. Window to rear and door into conservatory.

Conservatory

Upvc and brick construction with glass roof, door to rear garden.

Bedroom one

Window to rear aspect.

Bedroom two

Window to front aspect.

Shower room

Shower enclosure with electric shower unit, WC and vanity hand basin, obscured window to side aspect.

Outside

To the front of the property is a low maintenance gravelled garden with mature shrubs. There is a paved and gravelled driveway with tandem parking for 4 vehicles which in turn leads to single garage (5.20m x 2.37m) via metal up and over door. The garage has power and lighting. Attached to the garage is further brick built outbuilding which would be an ideal workshop or garden room and measures (3.38m x 2.07m) and has power and lighting. The rear garden has a paved patio area off the conservatory and an expanse of lawn. There is fenced boundaries and a pedestrian gate at the rear of the garden.

Material Information

Tenure: Freehold

Council tax band: C

Local authority and rates: Forest of Dean District Council £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, Vodafone, O2, Three



1 High Street, Newent, GL18 1AN

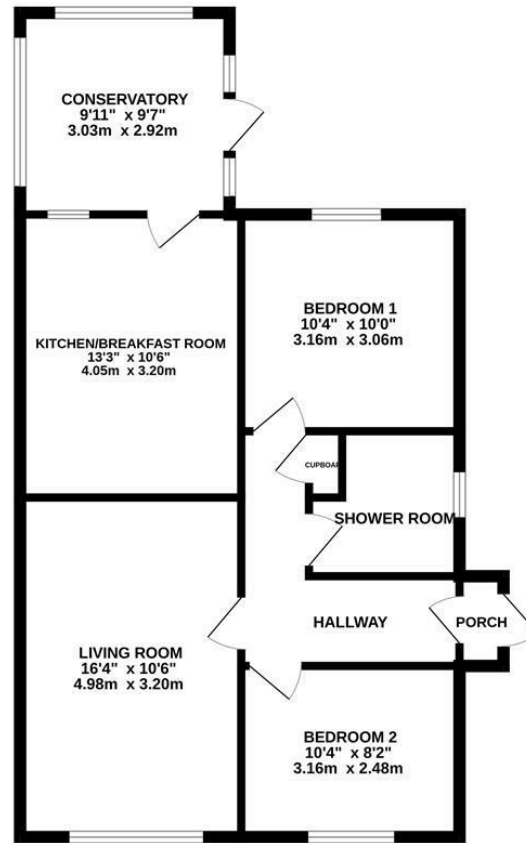
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GROUND FLOOR
722 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.0 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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